This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1402241 DEEDQC
04/06/2026 02:38:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260406-0027488

State of TN }
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 2ND day of APRIL, 2026

Notary Public

My Commission expires 1/22/2030

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Michael Hartley & Steven Ezell
4219 Hillsboro Pike, Suite 300
Nashville, TN 37215

SEND TAX BILLS TO:
Michael Hartley & Steven Ezell
4219 Hillsboro Pike, Suite 300
Nashville, TN 37215

MAP AND PARCEL NUMBER: 071 14 1K 003.00

QUITCLAIM DEED
26NT00147

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Bacano Nashville, LLC, a Tennessee limited liability company

By these presents do remise, release and **QUITCLAIM** unto

Michael Hartley and Steven Ezell, tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of BWC Drive Townhomes of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for BWC Drive Townhomes at Instrument No. 20230322-0020730, in Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Bacano Nashville, LLC a Tennessee limited liability company by Warranty Deed from Anthony Cherry, unmarried of record in Instrument No. 20220418-0044400 Register's Office for Davidson County, Tennessee, dated April 13, 2022 and recorded on April 18, 2022.

Being a portion of the same property conveyed to Bacano Nashville, LLC, a Tennessee limited liability company by Quitclaim Deed for Joinder of Tax Parcels from Bacano Nashville, LLC, a Tennessee limited liability company of record in Instrument No. 20220616-0068850 Register's Office for Davidson County, Tennessee, dated June 14, 2022 and recorded on June 16, 2022

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this _____ day of _____, _____.

Michael Hartley DIGITALLY SIGNED 04/02/2026 05:34 PM CDT

Michael Hartley Secretary, Bacano Nashville, LLC a Tennessee limited liability company

State of TN, Davidson
County of _____)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Michael Hartley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Secretary of Bacano Nashville, LLC a Tennessee limited liability company., the within named bargainer, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this _____ day of _____, _____.

Edward P. Hunsberger Sr. DIGITALLY SIGNED 04/02/2026 05:47 PM CDT

Notary Public
My Commission expires: _____/_____/ _____.

EDWARD P. HUNSBERGER SR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
Online Notary Public
My Comm. Expires
JANUARY 22, 2030
Online Notary Public. This notarial act involved the use of online audio/video communication technology.
Notarization facilitated by SIGNiX®

Michael Hartley DIGITALLY SIGNED 04/02/2026 05:34 PM CDT

Michael Hartley

State of TN, Davidson
County of _____)
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Michael Hartley,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this _____ day of _____, _____.

Edward P. Hunsberger Sr. DIGITALLY SIGNED 04/02/2026 05:47 PM CDT

Notary Public

My Commission expires: _____/_____/ _____.

EDWARD P. HUNSBERGER SR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
Online Notary Public
My Comm. Expires
JANUARY 22, 2030
Online Notary Public. This notarial act involved the use of online audio/video communication technology.
Notarization facilitated by SIGNiX®

Steven Ezell 04/02/2026 05:37 PM CDT

Steven Ezell

State of _____)
County of _____)
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Steven Ezell,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this _____ day of _____, _____.

Edward P. Hunsberger Sr. 04/02/2026 05:47 PM CDT

Notary Public

EDWARD P. HUNSBERGER SR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Online Notary Public
My Comm. Expires
JANUARY 22, 2030
Online Notary Public. This notarial act involved the use of online audio/video communication technology.
Notarization facilitated by SIGNiX®

My Commission expires: _____/_____/ _____.

Tennessee Certification of Electronic Document

I, Justin Foster do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/2/26 (date of document).

Affiant Signature

4/2/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2ND of APRIL, 26.

(SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027