Karen Johnson Davidson County
Batch # 1403292 DEEDQC
04/08/2026 10:24:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260408-0028286

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This instrument prepared by:

Aimee D. Bobbitt
Attorney At Law
4211 Gallatin Road
Nashville, TN 37216

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 25th day of February, 2026.

Aimee D. Bobbitt
NOTARY PUBLIC

My Commission expires: 7/7/27

AIMEE DENISE BOBBITT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Based upon information provided by client

QUITCLAIM DEED

New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Jonathan Jenkins Hall 257 NW Clearview Drive Mt. Juliet, Tennessee 37122	Same	Map & Parcel Numbers 64-16-D-89 CO

KNOWN ALL MEN BY THESE PRESENT that Benjamin Thomas Hall, II, for and in consideration of the sum of Ten Dollars and No/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, does by these presents hereby quitclaim and convey unto Jonathan Jenkins Hall my right, title and interest in and to the following described tract or parcel of land in Davidson County, to-wit.

Land in Davidson County, Tennessee, being Lot 256, TRUXTON PARK, SECTION TWO, as shown on plat of record in Instrument No. 20010515-0049898, in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Louis E. Lovell and Nina B. Lovell, husband and wife by Warranty Deed from Kristin E. Schweain and Ryan D. Schweain, recorded on the 22nd day of November, 2005 in Instrument No. 20051122-0140909, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to JOHNATHAN JENKINS HALL, unmarried and DORIS JENKINS HALL unmarried (now deceased, dod August 8, 2021), by warranty deed, of record as Instrument No. 20070105-0002275, recorded on January 5, 2007, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Affidavit of Heirships to Jonathan Jenkins Hall and Benjamin Thomas Hall II, as the sole heirs of Doris Jenkins Hall, of record as instrument nos. 20260408-0028284 & 20260408-0028285,

Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including Plat of record in Instrument No. 20010515-0049898; Restrictions of record in Instrument Nos. 20001011-0100896, 20001030-0107559, 20010522-0052910 and 20020123-0009419; By-Laws of record in Instrument No. 20001101-0108604; Charter of record in Instrument No. 20001101-0108603; Easements of record in Book 5699, Page 535 and Book 4910, Page 838; Conveyance to HOA of record in Instrument No. 20050311-0027267; Stormwater Detention Agreement of record in Instrument No. 20000824-0083612 and Easement Agreement of record in Book 7877, Page 328, Register's Office for Davidson County, Tennessee.

This property is improved property known as: 1860 Brookmeadow Lane, Hermitage, Tennessee 37076.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

WITNESS my hand this 20th day of February, 2026.

Benjamin T. Hall, II

Benjamin Thomas Hall, II

STATE OF Alabama)
COUNTY OF Tuscaloosa)

Personally appeared, Benjamin Thomas Hall II, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 20th day of February, 2026.

ROBIN JONES NOTARY PUBLIC ALABAMA STATE AT LARGE

Notary Public
My Commission Expires: 1-14-2030