Karen Johnson Davidson County
Batch# 1407515 DEEDQC
04/16/2026 03:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260416-0031425

THIS INSTRUMENT PREPARED BY:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Humphreys C Residential, LLC
446 C Humphreys St.
Nashville, TN 37203

Send Tax Bill to:
Owner

Map-Parcel Numbers:
105-07-1D 003.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

ALEXANDRA DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 16 day of April, 2026.

Notary Public

My Commission Expires:
7-2-29

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **GJL HUMPHREYS, LLC, A TENNESSEE LIMITED LIABILTIY COMPANY,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **HUMPHREYS C RESIDENTIAL, LLC TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 446 C Humphreys Street, Nashville, TN 37203.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER OR INFORMATION RECEIVED FROM PRIOR RECORDED DEEDS.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 16th day of April, 2026.

GJL Humphreys, LLC

By: Mackenzie Laurino, Authorized Representative

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mackenzie Laurino, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the Authorized Representative of GJL Humphreys, LLC, the within named Grantor, a Tennessee Limited Liability Company, and that they as such Authorized Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Mackenzie Laurino as such Authorized Representative.

Witness hand and official seal at office at Brentwood TN, on this the 16 day of April, 2026.

My Commission Expires:

7/02/29

Notary Public

ALEXANDRA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Unit 3 of 446 Humphreys Street Townhomes, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for 446 Humphreys Street Townhomes, of record in Instrument No. 20171108-0114858, as amended in Instrument No. 20181204-0118203, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 446 Humphreys Street Townhomes, as shown on Exhibit "C" to the Declaration of record in Instrument No. 20171108-0114858, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being the same property conveyed to GJL Humphreys, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Jerrod Brown, an unmarried man, dated 07/16/2024, of record in Instrument No. 20240717-0053738, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 4/16/24 (date of document).

Affiant Signature

4/16/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

