Karen Johnson Davidson County
Batch# 1411506 DEEDQC
04/24/2026 02:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260424-0035603

PREPARED BY:

Tommy Kinney, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, April 24, 2026.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

New Owner Address:
Harry Milton Denson, Jr. Revocable Living Trust
2116 Hobbs Rd. L-5
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
131 02 0A 077.00

QUITCLAIM DEED

Harry M. Denson, Jr. ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Harry Milton Denson, Jr. Revocable Living Trust**, dated April 24, 2026 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **April 24, 2026**.

Harry M. Denson, Jr.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Harry M. Denson, Jr.**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, April 24, 2026.

Notary Public

My Commission Expires: _____

ROBERT T. KINNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JANUARY 22, 2030

EXHIBIT A

Being Unit No. L-5, on the Plat of Hobbs House Condominium Apartments of record in Plat Book 5200, page 54, Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to Harry M. Denson, Jr. from Richard Price Lechleiter by deed of record in Book 5691, Page 888, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all such limitations, restrictions and encumbrances as may affect the premises including, but not limited to, the provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701, et seq. of the Tennessee Code Annotated; to the By-Laws for administration thereof; to easements, rights and interests in favor of other unit owners, and all sewer water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon, and including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime with respect to Hobbs House Condominium Apartments of record in Book 5289, page 515, said Register's Office, as amended in Book 5292, page 958, and further amended in Book 5293, page 612, said Register's Office.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 2116 Hobbs Rd. L-5, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, Tommy Kinney, Esq., do hereby make oath that I am a licensed attorney and 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 April 24, 2026.

Affiant Signature

4/24/2026
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
April 24, 2026.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2029