Karen Johnson Davidson County
Batch# 1419316 DEEDQC
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Fees: $22.00 Taxes: $0.00
20260512-0042629

This Document Prepared By:
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After Recording, Return and
Mail Tax Statements To: New Owner
Nations 4920 LLC
Mailing address:
1012 Luxborough Dr., Hendersonville, TN 37075

STATE OF TENNESSEE COUNTY OF SUMNER
I hereby swear or affirm that no consideration was paid for this transfer. This conveyance is a transfer to a wholly-owned single-member limited liability company.

Affiant

Subscribed and sworn to me this 7th day of, May, 2026

Notary Public: Rachel Christie

My Commission Expires : 08/1/2029

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF NO MONETARY CONSIDERATION, THOMAS FRANCIS PARKER JR., a married man, the GRANTOR,

Whose mailing address is: 1012 Luxborough Dr., Hendersonville, TN 37075;

hereby conveys his interest and quitclaim to:

NATIONS 4920 LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the GRANTEE,

Whose mailing address is: 1012 Luxborough Dr., Hendersonville, TN 37075;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being Unit No. A of Homes At 5000 Kentucky, a Horizontal Property Regime With Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section

66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Homes At 5000 Kentucky of record in Instrument Number 20170623-0063477, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in Exhibit "D" to said Declaration.

BEING THE SAME PREMISES conveyed to Grantors by: Warranty Deed from Jeff Estepp, LLC a Tennessee Limited Liability Company, dated April 15, 2019, filed April 16, 2019, of record in Instrument# 20190416-0034675, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) all matters shown on the Plan of record in plat Book 57, Page 74 and 75; (2) Covenants, Conditions and Restrictions of record in Instrument Number 20170623-0063477; (3) Restrictive Covenant for Detached Structure of record in Instrument Number 20180626-0061510 and Instrument Number 20181102-0108843; (4) Subject to rights of others in and to the common areas and/or elements; (5) All visible easements; (6) All applicable governmental and zoning regulations.

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

More commonly known as: 4920 Kentucky Ave., Nashville, TN 37209

Assessor's Parcel Number: Map 091-07-4J Parcel 001.00-CO

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Signed on: May 7, 2026

Thomas Francis Parker Jr.

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public, Thomas Francis Parker Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,

This 7th day of May, 2026.

Rachel Christie

Rachel Christie, Notary Public

My commission expires: August 1, 2029

LIFE & LEGACY

114 Canfield Place Unit B9
Hendersonville, TN 37075

TRUE COPY CERTIFICATE

I, Allen Christie, 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 May 7th, 2026

Affiant Signature

5/7/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 7th, day of May 2026.

Rachel Christie
Notary's Signature

MY COMMISSION EXPIRES: 8/01/2029
Notary's Seal (if on paper)

RACHEL CHRISTIE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

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