This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

BOX 10-A

Karen Johnson Davidson County
Batch # 1421668 DEEDQC
05/18/2026 10:50:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20260518-0044213

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Hay Holdings, LLC 2143 Southern Reserve Ln. Franklin TN 37064	SAME	092-06-0-727.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **SMH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **HAY HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 60 on the MAP OF FAULCONER & ASHCRAFT'S SUBDIVISION OF LOTS NOS. 18 AND 19 BOYD MCNAIRY TRACT, as of record in Plat Book 57, Page 121, Register's Office for said County.

Being part of the same property conveyed to SMH Development, a Tennessee limited liability company, by Quitclaim Deed from SMH Development LLC, a Tennessee limited liability company, of record in Instrument No. 20260225-0014933, Register's Office for Davidson County, Tennessee. The Grantee was intended to be SMH Development LLC, a Tennessee limited liability company as there is no entity named SMH Development.

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

This is improved property known as: 2513 Batavia Street, Nashville, TN 37209

IN WITNESS WHEREOF, I have hereunto set my hand on this the 15th day of May, 2026.

SMH DEVELOPMENT, LLC A TENNESSEE LIMITED LIABILITY COMPANY

BY: STEPHEN HAY, MEMBER

BY: SCOTT HAMMRICH, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVDISON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Stephen Hay and Scott Hammrich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Members of SMH Development, LLC, the within named bargainor, a limited liability company and that they as such Members, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Members.

Witness my hand and seal on this 15th day of May, 2026.

D DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-22-2029

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 15th day of May, 2026.

D DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-22-2029

Notary Public