Karen Johnson Davidson County
Batch # 1427048 DEEDQC
06/02/2026 08:49:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260602-0049304

PREPARED BY:

Charles B. Griffith, Attorney
108 Harding Place, Suite 203
Nashville, Tennessee 37205

This Instrument was prepared based solely upon information, provided by the parties with no title exam being made nor title opinion given. The parties hold Preparer harmless from all attendant liability, pursuant to law.

NEW OWNER:

Hand Family Investments LLC
6700 Darden Place
Nashville, Tennessee 37205

SEND TAX BILLS TO:

NEW OWNER

MAP & PARCEL:

Map 091-13-0
Parcel 009.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantee to the Grantor, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, MILLER D. HAND AND WIFE, PATRICIA HAND ("Grantor," collectively herein) by these presents, do hereby remise, release transfer, quitclaim and convey to HAND FAMILY INVESTMENTS, LLC, a Tennessee limited liability company ("Grantee," herein) and its successors and assigns forever, all of the said Grantor's right, title and interest in and to that certain tract(s) or parcel(s) of real property, lying in Davidson County, Tennessee, and more particularly described as follows:

Being land in Davidson County, Tennessee, being Lot No. 48 of Block "E" on the Map of Croleywood Subdivision, Section Two, as of record in Book 1130, page 100, Register's Office for said County.

Said Lot No. 48 fronts 60 feet on the north side of Columbia Avenue and runs back between parallel lines 150 feet to a dead line.

AND BEING the same property conveyed to Miller D. Hand and wife, Patricia Hand, by deed from William L. Mitchell and wife, Gloria Jean Mitchell, dated October 25, 2001, recorded as Instrument No. 20011026-0117411, Register's Office for Davidson County, Tennessee.

BEING IMPROVED REAL PROPERTY COMMONLY KNOWN AS: 6348 Columbia Ave, Nashville, TN 37209

This conveyance is made subject to such limitations, restrictions and encumbrances as affect the premises. New legal descriptions were not prepared for this instrument.

The above legal description is taken from previous instrument(s) of record.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

WITNESS OUR HANDS as of this 7 day of April, 2026.

MILLER D. HAND, Grantor

PATRICIA HAND, Grantor

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned Notary Public in and for the said County and State, Miller D. Hand and wife, Patricia Hand, with whom I am personally acquainted and who acknowledged that they did each execute the within instrument for the purposes therein contained.

WITNESS MY HAND, this 7th day of APRIL, 2026.

NOTARY PUBLIC
My Commission Expires:

CHARLES B. GRIFFITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration, exchanged for this transaction is ZERO and 00/100 Dollars ($00.00).

AFFIANT

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

NOTARY PUBLIC
My Commission Expires: 9.7.26

CHARLES B. GRIFFITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON