Karen Johnson Davidson County
Batch # 1427197 DEEDQC
06/02/2026 11:26:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260602-0049477

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Robin Hemphill **2014 Waterstone Dr** **Franklin, TN 37069**	**SAME AS OWNER**	MAP **092** GROUP **06 0F** PARCEL **001.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

DEAS II, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM**, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ANY AND ALL TITLE INTEREST UNTO

Robin Hemphill and Stephanie Lannom, husband and wife,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described:

Situated in the State of Tennessee, Davidson County, and being more particularly described as that certain unit known and designated as Unit 2701-A of Homes at 2701 Eden Street, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 2701 Eden Street. a Horizontal Property Regime. of record as Instrument Number 20180919-0092901 in the Register's Office for Davidson County, Tennessee, and with said Unit depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to DEAS II, LLC, by Special Warranty Deed from Simmons Bank, an Arkansas chartered bank, dated February 26, 2025 and filed of record February 28, 2025 as Instrument No. 20250228-0015031, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2026 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Homes at 2701 Eden Street, of record as Instrument No. 20180919-0092901, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **2701 A Eden Street, Nashville, Tennessee 37208**.

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Robin Hemphill and Stephanie Lannom, husband and wife**, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 22nd day of May 2026.

DEAS II, LLC, a Tennessee Limited Liability Company

Mark Hemphill

By: ~~Mark Hemphill, Member~~

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Mark Hemphill, Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Mark Hemphill, Member** of **DEAS II, LLC, a Tennessee Limited Liability Company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Limited Liability Company as such Member.

WITNESS my hand and official seal at office this 22nd day of May 2026.

NOTARY PUBLIC
My Commission Expires: 03.09.27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is -0- .

Stephanie Lannom

~~AFFIANT~~

Subscribed and sworn to before me on this 22nd day of May 2026.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY