Karen Johnson Davidson County
Batch# 1428029 DEEDQC
06/04/2026 02:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260604-0050630

PREPARED BY:
Drumwright Law, PC
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
This 2nd day of June, 2026.

NOTARY PUBLIC
My Commission Expires: 9/16/29

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Darren Harris
309 Wimico Circle
Destin, FL 32541

SEND TAX BILLS TO:
New Owner

Map & Parcel:
091-07-0J-002.00-CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **CDZ110549ST, LLC, a Tennessee limited liability company**, Grantor, does hereby quitclaim and convey all of the undivided right, title and interest, to the hereinafter described property to **Candice Barham, an unmarried woman, and Darren Harris, an unmarried man, as tenants in common**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit B of SMH Cottages Unit A & B, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20140123-0006497, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of SMH Cottages Unit A & B, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 201401230006497, and Bylaws appended thereto as Exhibit "D", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to CDZ110549ST, LLC from Candice Barham and Darren Harris, by Quitclaim Deed, of record in Instrument No. 20240524-0039002, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 1105 49th Avenue North, Nashville, TN 37209.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 2nd day of June, 2026.

CDZ110549ST, LLC

Candice Barham

By: Candice Barham
Its: Member

Darren Harris

By: Darren Harris
Its: Member

STATE OF Virginia

COUNTY Loudoun

Before me, **by audio-visual communication**, the undersigned, a Notary Public of said County and State, personally appeared **Candice Barham**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Member (or other officer authorized to execute the instrument) of CDZ110549ST, LLC, the within named bargainor, a Tennessee limited liability company, and that she, as such, executed the foregoing instrument for the purposes therein contained.

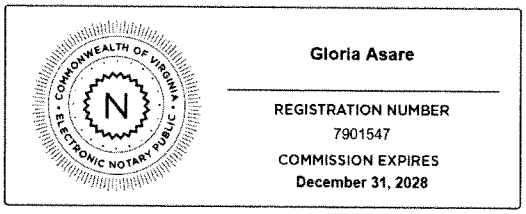
Witness my hand and seal, at office, this 2nd day of June, 2026.

Electronic Notary Public

Notary Public Gloria Asare

My Commission Expires: 12/31/2028

Reg #: 7901547



Notarized remotely online using communication technology via Proof.

STATE OF Virginia

COUNTY Loudoun

Before me, **by audio-visual communication**, the undersigned, a Notary Public of said County and State, personally appeared **Darren Harris**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member (or other officer authorized to execute the instrument) of CDZ110549ST, LLC, the within named bargainor, a Tennessee limited liability company, and that he, as such, executed the foregoing instrument for the purposes therein contained.

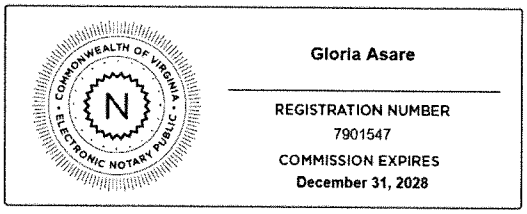
Witness my hand and seal, at office, this 2nd day of June, 2026.

Electronic Notary Public

Notary Public Gloria Asare

My Commission Expires 12/31/2028

Reg #: 7901547



Notarized remotely online using communication technology via Proof.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 June 2, 2026.

J. Carlton Drumwright

6/2/26
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 6/2/26.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY