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

BOX 10-A

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL: |
|---|---|---|
| Hammrich Holdings, LLC<br>231 Cavanaugh Lane<br>Franklin, TN 37064 | SAME | 091 02 0V 001.01<br>091 02 0V 002.01 |

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

LAND located in Davidson County, Tennessee, being Units A & B, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 6117 Pennsylvania Avenue, a Horizontal Property Regime, of record in Instrument No. 20230104-0000593, as shown in Exhibit "B", in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete details of location and description of said unit.

BEING the same property conveyed to STEPHEN M. HAY and CARRIE F. HAY, husband and wife and SCOTT M. HAMMRICH and KAROLINE K. FLOYD, husband and wife, by Warranty Deed from RONALD D. RUNYEON, a married man, of record in Instrument No. 20131108-0116064, in the Register's Office for Davidson County, Tennessee, dated November 6, 2013, and recorded on November 8, 2013.

BEING part of the same property conveyed MAD REMODELING REPAIR & CLEANING, INC., by Quitclaim Deed from STEPHEN M. HAY and CARRIE F. HAY, husband and wife and SCOTT M. HAMMRICH and KAROLINE K. FLOYD, husband and wife, of record in Instrument No. 20140325-0024265, in the Register's Office for Davidson County, Tennessee, dated March 12, 2014, and recorded on March 25, 2014.

BEING part of the same property conveyed to SMH DEVELOPMENT, LLC, by Quitclaim Deed from MAD REMODELING REPAIR & CLEANING, INC., of record in Instrument No. 20170130-0009727, in the Register's Office for Davidson County, Tennessee, dated January 26, 2017, and recorded January 30, 2017.

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:
6117 A & 6117 B Pennsylvania Ave., Nashville, TN 37209

Karen Johnson Davidson County
Batch # 1429241 DEEDQC
06/08/2026 09:15:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20260608-0051194

IN WITNESS WHEREOF, I have hereunto set my hand on this the 4th day of June, 2026.

SMH DEVELOPMENT, 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, 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 4th day of June, 2026.

Notary Public

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 4th day of June, 2026.

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

Notary Public