This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 1440456 DEEDQC
06/30/2026 09:49:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260630-0058920

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Vernon Lockhart, and Jose Hernandez** ("Grantor"), , hereby remise(s), release(s), convey(s), and quit claim(s) unto **Music City Premium Constructions, LLC a Tennessee limited liability company,** (Grantee), all of his/her/their/its rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, Being Lot No. 1 Section B of Laurel Heights Subdivision, (old) City of Lakewood, Davidson County, Tennessee as recorded in Instrument No. 20250821-0066947 of the Register's Office for Davidson County, Tennessee, to which said plat reference is here made for a more complete description of said Lot.

Being the same property conveyed to Vernon Lockhart, Jose Hernandez, by Deed dated November 5, 2025 from LAWBS Holdings, LLC, recorded November 5, 2025, in Instrument Number 20251105-0088298, in the amount of $137,500.00, in the Official Records of Davidson County, Tennessee.

Grantor's warrant this is not marital property

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 25th day of June, 2026.

Vernon Lockhart

Jose Hernandez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of June, 2026, before me personally appeared , **Vernon Lockhart, and Jose Hernandez** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of June, 2026.

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: 05/03/2027

For recording information only

STATE OF TENNESSEE
COUNTY OF

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is $ 0.

AFFIANT

SUBSCRIBED AND SWORN before me this the 26th day of June, 2026.

NOTARY PUBLIC

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 05/03/2027

PROPERTY ADDRESS: 112 Legends Dr, Old Hickory, TN 37138
TAX PARCEL NO.: 06401014300

PROPERTY OWNER: Vernon Lockhart, and Jose Hernandez
OWNER'S ADDRESS:

MAIL TAX BILLS TO: 861 Heritage Circle
Madison, TN 37115

Certificate of Authenticity

I, Tiffany Kelley, 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 6-26-2026.

Tiffany Kelley
Affiant Signature

6-26-2026
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 26 day of June 2026.

J. Kaye Clark
Notary's Signature

(Notary Seal)

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY