Prepared by:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $__0__.

Affiant

Subscribed and sworn to before me this 8th day of July, 2026.

Notary Public

My commission expires: 3·20·28

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Rockhaven Development, LLC	New Owner	Part of 132-09-0036.00
807 Bradford Ave		
Nashville, Tennessee 37204		

Karen Johnson Davidson County
Batch# 1447751 DEEDQC
07/15/2026 04:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260715-0064143

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY ONE OR MORE OF THE PARTIES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED. NO TITLE SEARCH WAS REQUESTED OR PERFORMED. THE PREPARER OF THIS INSTRUMENT DID NOT PARTICIPATE IN THE CLOSING OF THIS TRANSACTION.

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Scott Wages**, a married man hereinafter referred to as Grantor(s), by these presents, quitclaim and convey all of her right, title and interest unto, **Rockhaven Development LLC, a Tennessee limited liability company**, hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit "B" of Homes at 4405 Soper Avenue, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20260205-0008234, Register's Office for said County, and being shown on plan attached thereto as Exhibit A, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott Wages, married, by Warranty Deed from Nathan E. Montgomery, Jr., unmarried, dated June 29, 2026, and recorded July 7, 2026, in Instrument No. 20260707-0060972, Register's Office for Davidson County, Tennessee. The subject property was never the primary residence of the grantor, his spouse, or any dependents.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4405B Soper Ave., Nashville, TN 37204.

Witness my/our hands this 8th day of July 2026.

Scott Wages

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within Scott Wages, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 8th day of July, 2026.

D. Shayne Adair, Notary Public
State of Tennessee at Large

My Commission Expires: 05/21/2030



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 7/8/26 (date of document).

Affiant Signature

7/14/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

