Karen Johnson Davidson County
Batch # 1451441 DEEDQC
07/24/2026 09:59:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260724-0067556

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

PONDA CULBERSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-28-2027

Affiant: _____

Subscribed and sworn before me, this the 20th day of July, 2026.

Notary Public: _____
My Commission Expires:

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Eastland Row LLC	Same	083-07-4-H-007.00 CO
3703 Fairmont Pike		083-07-4-H-008.00 CO
Signal Mountain, TN 37377		083-07-4-H-009.00 CO
		083-07-4-H-010.00 CO

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **T & M DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of its undivided right, title and interest to the hereinafter described property to **EASTLAND ROW LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, (hereinafter referred to as "**GRANTEE**") its successors and assigns, in and to the following described tract of land:

Certain units located in Davidson County, Tennessee, being known and designated as Units 7, 8, 9 and 10 of Eastland & Riverside Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20220831-0098046, in the Register's Office for Davidson County, Tennessee, and with said Units being depicted on Exhibit "B" to said Declaration; together with the appurtenant Private Elements and Limited Common Elements and a percentage interest in the Common Elements as set forth in said Declaration.

Being a portion of the property conveyed to Haitian Ministry Theophile Church in Christ, Inc., by Warranty Deed from Frank Walden and wife, Lourie Walden, dated April 6, 2001, of record in Instrument No. 20010416-0036839, Register's Office for Davidson County, Tennessee. AND Being a portion of the property conveyed to Haitian Ministry Theophile Church In Christ, Inc., a Georgia corporation, by Warranty Deed from Mattie Y. Bright, unmarried, dated April 1, 2003, of record in Instrument No. 20030402-0043395, Register's Office for Davidson County, Tennessee. Also being a portion of the property conveyed to Mack Props, LLC, a Tennessee limited liability company, by General Warranty Deed from Haitian Ministry Theophile Church In Christ, Inc., a Georgia corporation, dated January 13, 2022, of record in Instrument No. 20220125-0008826, Register's Office for Davidson County, Tennessee. AND Being a portion of the property conveyed to T & M Development LLC, a Tennessee limited liability company, by Quitclaim Deed from Mack Props, LLC, a Tennessee limited liability company, dated April 27, 2022, of record in Instrument No. 20220428-0049238, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 2305G, 2305H, 2305J and 2305K Eastland Avenue, Nashville, TN 37206.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, this document was executed this 21st day of July, 2026.

T & M DEVELOPMENT, LLC

By: Michael R. Lohmann
Its: Managing Member

By: Tsianina M. Lohmann
Its: Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Michael R. Lohmann, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself to be the Managing Member of T & M DEVELOPMENT, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Managing Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of T & M DEVELOPMENT, LLC, a Tennessee limited liability company by Michael R. Lohmann as such Managing Member.

Witness my hand and official in Franklin, Tennessee, this 20th day of July, 2026.

Notary Public

RONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2027

My commission expires:

STATE OF TENNESSEE
COUNTY OF Hamilton

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Tsianina M. Lohmann, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged herself to be the Managing Member of T & M DEVELOPMENT, LLC, a Tennessee limited liability company, the within named bargainor, and that she as such Managing Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of T & M DEVELOPMENT, LLC, a Tennessee limited liability company by Tsianina M. Lohmann as such Managing Member.

Witness my hand and official in Chattanooga, Tennessee, this 21st day of July, 2026.

Notary Public

KATHRYN ELLA M. KRAUS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 6-3-2029

My commission expires: 06/03/2029