Name and Address of New Owner:
BHAY, LLC
100 Clubhouse Bay
Hendersonville, TN 37075

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch # 1452050 DEEDQC
07/28/2026 10:06:16 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260728-0068442

This Instrument Prepared By:
ForthRight Title, LLC
116 Maple Row Blvd
Hendersonville, TN 37075

Map & Parcel No: 131-02-OA-095.OO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Maike Silverman, a married woman, as her sole and separate property,** "the Grantor," convey and quitclaim any interest they have unto **BHAY, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being a certain Condominium apartment,

Unit No. M-12 on the Plan of Hobbs House Apartments of record in Book 4595, Page 74, as amended in Book 5200, Page 54 and by Master Deed of record in Book 5289, Page 515, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Maike Silverman, a married woman by Warranty Deed from Stardust LLC, a Tennessee Limited Liability Company, dated January 31, 2025, recorded February 3, 2025, in Instrument No. 20250203-0008002, in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

Improved property known as: 2116 Hobbs Rd #M12, Nashville, TN 37215

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor executed this Quitclaim Deed on the 24th day of July, 2026.

Maike Silverman

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public in and for said State and County, **Maike Silverman, a married woman, as her sole and separate property**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 24th day of July, 2026.

CELESTINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES MAY 23, 2028

Notary Public
My commission expires: 5/23/28

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409 and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
the 24th day of July, 2026.

Notary Public
My commission expires: 5/23/28

CELESTINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES MAY 23, 2028