Karen Johnson Davidson County
Batch# 1460033 DEEDQC
08/17/2026 01:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260817-0076517

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

1416 Timber Valley Drive, LLC
1416 Timber Valley Dr.
Nashville, TN 37214

Send Tax Bill to:
Owner

Map-Parcel Numbers:
108-16-0-209.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Jennifer Crowell
Affiant

Subscribed and sworn to before me, this the 6th day of July, 2026.

Notary Public

My Commission Expires:
12/09/2028

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **CHRISTOPHER T. HAWN AND KATHRYN A. HAWN, HUSBAND AND WIFE,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **1416 TIMBER VALLEY DRIVE, LLC, AN INDIVIDUALLY PROTECTED SERIES OF HOME SWEET HOME TO ME, LLC, A TENNESSEE SERIES LLC,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 1416 Timber Valley Dr., Nashville, TN 37214.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER OR INFORMATION RECEIVED FROM PRIOR RECORDED DEEDS.

CTT KH

IN WITNESS WHEREOF, the undersigned has executed this instrument this 6th day of July, 2026.

By: Christopher T. Hawn

By: Kathryn A. Hawn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within **Christopher T. Hawn and Kathryn A. Hawn**, the Grantors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of July, 2026.

My commission expires: 12/09/2028 Notary Public



Exhibit A

Land in Davidson County, Tennessee, being Lot No. 83-B on the Plan of Section Two of Percy Priest Woods of record in Plat Book 5800, Page 259, amending Plat Book 5200, Page 756, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher T. Hawn and Kathryn A. Hawn, husband and wife, by Quitclaim Deed from Home Sweet Home to Me, LLC – 1416 Timber Valley Drive, Protected Series, a Tennessee series limited liability company, dated 11/21/2024, of record in Instrument Number 20241122-0091312, said Register's Office.

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 7/16/26 (date of document).

Affiant Signature

8/13/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

