Karen Johnson Davidson County
Batch# 1462027 DEEDQC
08/19/2026 02:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260819-0077275

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF August, 2026

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

JEROLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2028

THIS INSTRUMENT WAS PREPARED BY (and return to):
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

JH Investment Company, LLC	SEND TAX BILLS TO: **Same**	MAP / PARCEL NUMBER (S) 09602003000
(NAME) **2000 Mallory Lane Ste 130**	(NAME)	
(ADDRESS) **Franklin, TN 37067**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

JEANNETTE HIRSCHY, MARRIED

BY THESE PRESENTS DO HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO:

JH INVESTMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

ITS SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

Tract 1:

Being Lot No. 8 of Donelsonwood Subdivision as of record in Book 2083, Page 26, Register's Office for Davidson County, Tennessee.

SAID Lot No. 8 fronts 88 feet on the westerly side of Donelsonwood Drive and runs back 119.9 feet on the northerly line and 116.3 feet on the southerly line to a dead line measuring 88.1 feet thereon.

Being the same property conveyed to Jeannette Hirschy by Warranty Deed, from Music City Financial, LLC of record in Instrument No. 20190826-0085235 in the Register's Office for Davidson County, Tennessee.

Being also known as 120 Donelsonwood Drive Nashville, TN 37214.

*The real property subject to this deed was not used as a primary residence.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 14 day of August, 2026.

Jeannette Hirschy

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeannette Hirschy,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14 day of August, 2026.

Notary Public
My Commission Expires:

JEROLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

Certificate of Authenticity

I, Krystal Schuster, 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 8/14/26.

Date

Affiant Signature

8/14/26

Date

State of Tennessee

County of Davidson

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

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)