Karen Johnson Davidson County
Batch# 1466774 DEEDQC
09/02/2026 09:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260902-0080967

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
702 Village LLC 4242 N Seasons View Dr Lehi, UT 84048	New Owner	094-01-0-349.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **RYAN BODENHEIMER, UNMARRIED,** by these presents do hereby quitclaim and convey unto **702 VILLAGE LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** their heirs, successors and assigns, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Shelby Village No. Two, of record in Plat Book 1835, Page 48, 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 Ryan Bodenheimer, a single man by deed from Chaney Mosley and spouse, Jamie Day, of record in Instrument No. 20190910-0091336, Register's Office for Davidson County, Tennessee, dated August 29, 2019, and recorded September 10, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 702 Village Court, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Herein Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 25 day of August, 2026.

Affiant

My commission expires: 1.24.26
(Affix Seal)

Notary Public

COURTNEY MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF MAURY

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 17, day of August, 2026

Ryan Bodenheimer

STATE OF UTAH
COUNTY OF Utah

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ryan Bodenheimer, with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 17 day of August, 2026.

Notary Public

My Commission Expires: 12-16-2029

LUKE CHILTON
NOTARY PUBLIC · STATE OF UTAH
COMMISSION # 746665
Comm. Expires: 12-16-2029

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 17. 2026

Affiant Signature

27th day of August, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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