THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

NEW OWNER'S ADDRESS & SEND TAX BILLS TO:
Hermitage Properties Holdings LLC
1012 Station Circle
Mt. Juliet, TN 37122

Davidson County
DEEDQC
3 pgs
Karen Johnson
Batch # 1471841
09/11/2026 10:11:41 AM
Fees: $17.00 Taxes: $0.00
20260911-0084447

QUITCLAIM DEED

PREPARERS DISCLAIMER: This instrument is prepared based on information provided by the parties named therein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property, either before or after the use of this instrument, or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been provided to any person regarding the legal significance of or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.

FOR AND IN CONSIDERATION of no monetary consideration, I, Eric J. Buchanan, Grantor, by these presents do hereby quitclaim and convey unto Hermitage Property Holdings LLC, a Wyoming Limited Liability Company, Grantee, their successor and assigns all of my interest in the following described tracts or parcels of land, to wit:

Land in Davidson County, Tennessee, as follows to wit:

Being a portion of Lot No. 58 and the easterly portion of Lot No. 59 on the Plan of Waters Place on Maxey Lane, of record in Book 332, Pages 136 and 137, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description thereof.

Said Lot No. 58 and a portion of Lot No. 59 front together 108 feet, more or less, on the southerly side of Evelyn Avenue and extends back 145 feet on the easterly line and 164 feet, more or less, on the westerly line to a dead line measuring 30.4 feet thereon.

Being the same property conveyed to Eric J. Buchanan, married by Warranty Deed dated 11/3/05 from Jamika M. Lillard, married, joined by her husband, Kelvin Lillard of record in Instrument Number 20051109-0135712, Register's Office for Davidson County, Tennessee. This property is not a marital residence of the grantor herein and as such is not subject to homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statutes.

This is improved property known as: 1706 Evelyn Ave., Nashville, TN 37216. Map/Parcel 072-07-0-314.00.

Land in Davidson County, Tennessee, being Lot No. 31-A, Zone Lot Division Lots 30 & 31, Hunters Point Subdivision of record in Plat Book 6250, Page 775, amending Plat Book 5200, Page 736, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete legal description of subject lot.

Being the same property conveyed to Eric J. Buchanan by Warranty Deed dated 11/12/2020 from TLOT, LLC, a Tennessee limited liability company of record in Instrument Number 20201113-0134426, Register's Office for Davidson County, Tennessee.

This is improved property known as 5174 Hunters Point Lane, Hermitage, TN 37076. Map/Parcel 098-05-0-130.00.

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

Being Lot No. 46 on the Plan of Cluster Lot Subdivision Chesapeake Homes, Section Six, Phase Two of record in Plat at Instrument Number 20020626-0077004 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 Eric J. Buchanan, an unmarried man by Quitclaim Deed dated 10/5/23 from Westchester Properties, LLC, a Wyoming Limited Liability Company of record in Instrument Number 20231006-0078990 and a portion of the property conveyed by Quitclaim Deed dated 12/14/22 of record in Instrument Number 20221220-0131277 and by Warranty Deed dated 3/7/19 from Ralph Bond McLeary of record in Instrument Number 20190311-0021821, Register's Office for Davidson County, Tennessee.

This is real property known as 3324 A Moorewood Drive, Nashville, TN 37207. Map/Parcel 050100C-314.00-CO.

Land in Davidson County, Tennessee, being Lot No. 6-A on the plan of Revision Zone Lot Division Lot No. 6, W.A. and R. R. Maxey Subdivision, of record in Book 7900, Page 133, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Eric J. Buchanan by Warranty Deed dated 2/4/10 from Wade Real Estate Group, Inc. of record in Instrument Number 20100208-0009874, Register's Office for Davidson County, Tennessee.

This is real property known as 2183 Rock City St, Nashville, TN 37216. Map/Parcel 072-11-0-323.00.

Land in Davidson County, Tennessee, being Lot No. 6B on the Plan of Revision, Zone Lot Subdivision Lot No. 6, W.A. and R. R. Maxey Subdivision, of record in Book 7900, Page 133, amending Plat Book 21, Page 79, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Eric J. Buchanan by Warranty Deed dated 3/20/18 from Residential Associates, LLC, a Tennessee limited liability company of record in Instrument Number 20180416-0035585, Register's Office for Davidson County, Tennessee.

This is real property known as 2181 Rock City St, Nashville, TN 37216. Map/Parcel 072-11-0-502.00.

Said properties are conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF I have hereunto set my hand on the 8th day of September, 2026.

Eric J. Buchanan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Eric J. Buchanan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of September, 2026.

Karen B. Heavener
Notary Public

My Commission Expires: _____



The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 8th day of September, 2026.

Karen B Heavener
Notary Public

My Commission Expires: _____

