Karen Johnson Davidson County
Batch# 1478112 DEEDQC
09/28/2026 09:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260928-0089364

THIS INSTRUMENT PREPARED BY: Yvette L. Meldrum, Attorney at Law Mid-State Title & Escrow, Inc. Royal Oaks Trade Center 128 Holiday Court, Suite 125 Franklin, TN 37067 (615) 790-3156 This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** QCD Dayen	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $-0-. Affiant Sworn to and subscribed to before me this 4 day of SEPT. 2026. Notary Public My commission expires: 1.21.29 JAMES K STERLING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
Name and Address of New Owner: Brett Dayen & Noritza Dayen 3617 Hydes Ferry Road Nashville, TN 37218	**Parcel ID:** 069-16-0A-003.00-CO
Send Tax Bills To: Owner	
Street Address of Subject Property: 3617 Hydes Ferry Road Nashville, TN 37218	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Brett Dayen, married** hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Brett Toshio Dayen and Noritza Dayen, husband and wife** hereinafter called "**GRANTEES,**" their heirs and assigns, all of his right, title and

interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 3, together with common areas, Hydes Ferry Venture Tovmhomes, as shown on the Plat attached as Exhibit Bin the Declaration of Covenants, Conditions, and Restrictions for Ilydes Ferry Venture Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20171120-0119143 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 Brett Dayen, unmarried by warranty deed of Hydes Ferry Venture III, LLC, a Tennessee Limited Liability Company of record in Instrument #20220707-0078619, Register's Office, Davidson County, TN dated July 5, 2022, recorded July 7, 2022

WITNESS my hand this 4 day of September, 2026.

BY: _____
Brett Dayen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and seal at office, this 4th day of September, 2026.

_____
NOTARY PUBLIC

My commission expires: 3-23-2027

AMELIA SWANSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, 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 SEPT. 4, 2026.

Affiant Signature _____

SEPT. 4, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 4 day of SEPT. 2026.

_____
Notary's Signature

MY COMMISSION EXPIRES: 1.21.29

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY