Karen Johnson Davidson County
Batch# 1479076 DEEDQC
10/01/2026 10:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261001-0090506

Quitclaim Deed

2026-81

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration for this transfer is -0-.

Affiant

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

Notary Public
My Commission Expires: 7-6-2027

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
709 Hagan Street,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#
Warren G. Anding 6011 Hill Circle Nashville, TN 37209	NEW OWNER	103.01-0J-001.00

KNOW ALL MEN BY THESE PRESENTS that **S & F Holdings, LLC** for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **Warren G. Anding,** their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Land in Davidson County, Tennessee, being Unit A of the Homes on the Hill, Phase IV, as established in Master Deed of record at Instrument No. 20150420-0035069, as amended in Instrument No. 20150611-0055339, 20161003-0104087 and 20190208-0011993, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to S&F Holdings, LLC from BAK Partnership 6011, a General Partnership by Warranty Deed dated June 30, 2023 and recorded July 19, 2023 in Instrument #20230719-0055457, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 6011 Hill Circle, Nashville, TN 37209-4412.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

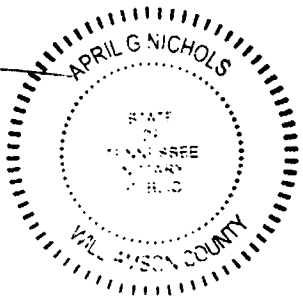
WITNESS my hand this the 25th day of September, 2026.

S & F Holdings, LLC
By: Brian Anding, Managing Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Brian Anding, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member (or other officer authorized to execute the instrument) of S & F Holdings, LLC the within named bargainor, a limited liability company, and that such Managing Member or officer as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as Managing Member.

Witness my hand and seal this 25th day of September, 2026.



NOTARY SIGNATURE
Notary Expires: 7-6-2027

Tennessee Certification of Electronic Document

I, April G Nichols 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 9-25-2026 (date of document).

Affiant Signature

September 25, 2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 5/8/2029

NOTARY'S SEAL

LAKIN DANIELLE ROWAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2029