This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 1483616 DEEDQC
10/13/2026 03:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20261013-0094144

New Owner:	**Send Tax Bill:**	**Map/Parcel**
HARPETH HERITAGE, LLC 159 Acton St. Franklin, TN 37064	SAME	043-10-0a-0400.00 CO

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. 67-4-409(a)(1)(D)].

AFFIANT

SARA ELIZABETH BENMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. JANUARY 15, 2030
COUNTY OF LEWIS

Sworn to and subscribed before me this October 13, 2026.

Notary Public

My Commission Expires: 1/15/2030

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, SAMANTHA C. BREEN and TRAVIS BREEN, Wife and Husband, hereinafter called Grantors, for the express purpose of conveying all of their right, title and interest in this property, do hereby quitclaim and convey unto HARPETH HERITAGE, LLC, a Tennessee Limited Liability Company, all of their right, title and interest in the following described real estate in Davidson County, Tennessee, being more particularly described on EXHIBIT A, which is attached hereto and made a part hereof.

WITNESS OUR HANDS this October 9, 2026.

By: _____
SAMANTHA C. BREEN

_____
TRAVIS BREEN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SAMANTHA C. BREEN and TRAVIS BREEN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this October 9, 2026.

_____
NOTARY PUBLIC

My Commission Expires: 1/15/2030



Exhibit A

Property Description

Said property is described to wit:

LAND in Davidson County, Tennessee, being Unit B-302 (B-33), as established in the Master Deed for Madison Park Condominiums, of record as Book 5462, Page 614, corrected by Deed of Correction to Master Deed for Madison Park, a Condominium, of record as Book 5608, Page 551, and Addendum to Master Deed for Madison Park, a Condominium, of record as Book 8014, Page 416, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, together with an undivided interest in the common elements appurtenant thereof, and more particularly described in Plat Book 5200, Pages 179-182, said Register's Office, for a more complete and accurate description.

Being the same property conveyed to SAMANTHA C. BREEN and TRAVIS BREEN, Wife and Husband, by Warranty Deed of record from NICKY R. MCKINNEY, an unmarried man, in Instrument No. 20240507-0033587 Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 555 N. DuPont Avenue. B33, Madison, TN 37115.

Tennessee Certification of Electronic Document

I, JAMES M ADCOX III, 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 October 13, 2026 (date of document).

Signature

October 13, 2026
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 13th day of October 2026.

Notary Public
My Commission expires: 02/28/2027

LISA DIAZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 2-28-2027