QUITCLAIM DEED

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF Tennessee COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on April 17, 2023.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE ROBO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 9-8-2025

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Hotees World Properties, LLC 2724 Ennis Rd. Nashville, TN 37210	Hotees World Properties, LLC 9255 Sunset Blvd. Ste. 1010 West Hollywood, CA 90069	119-11-0-093.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Angela Johnson-Reyes and Jose Manuel Reyes, Trustees of The Johnson Reyes Family Living Trust dated February 21, 2017, hereinafter called **"GRANTORS,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Hotees World Properties, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Mashburn Heights, of record in Plat Book 1835, page 1, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 82 fronts 141.0 feet on the Easterly margin of Ennis Road and extends back 159.7 feet on the Northerly line and 267.3 feet on the Southerly line, to a dead line in the rear measuring 262.0 feet thereon.

Being the same property conveyed to Angela Johnson-Reyes and Jose Manuel Reyes, Trustees of The Johnson Reyes Family Living Trust dated February 21, 2017, by Quitclaim Deed from Angela Johnson Reyes and Jose Manuel Reyes, joint tenants, dated November 11, 2020 and recorded November 16, 2020 of record in Instrument No. 20201116-0135015, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2724 Ennis Road, Nashville, TN 37210.

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

WITNESS my hand on April 17th, 2023

Karen Johnson Davidson County
Batch# 992817 DEEDQC
04/17/2023 12:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230417-0027958

The Johnson Reyes Family Living Trust,
dated February 21, 2017

By: Angela Johnson-Reyes

Its: Trustee

The Johnson Reyes Family Living Trust,
dated February 21, 2017

By: Jose Manuel Reyes

Its: Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this 17 day of April, 2023, before me, the undersigned Notary Public, personally appeared, Angela Johnson-Reyes and Jose Manuel Reyes, known to me (or proved to me on the basis of satisfactory evidence), to be the trustee of The Johnson Reyes Family Living Trust dated February 21, 2017, the within named bargainors, and that they as such trustees executed the foregoing instrument for the purposes therein contained, by signing the name of The Johnson Reyes Family Living Trust dated February 21, 2017 by themselves as such trustees.

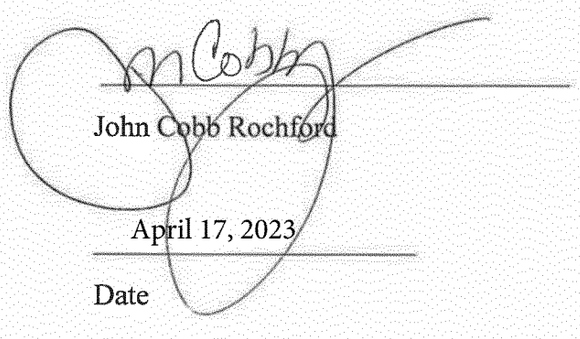
Witness my hand and official seal, this 17 day of April, 2023.

Notary Public
My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on April 17, 2023.



John Cobb Rochford

April 17, 2023

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on April 17, 2023.



Brooke Sobo

My commission expires: 9/8/26

