36714-5

Box #14

QUITCLAIM DEED

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0-

Affiant

Subscribed and sworn to before me, this the 17th day of May, 2023.

Notary Public

My commission expires: 9-7-2026

(AFFIX SEAL)

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1005041 DEEDQC
05/18/2023 11 26 46 AM 2 pgs
Fees $12 00 Taxes $0 00

20230518-0037323

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Tenko, LLC	**"NEW OWNERS"**	**118-11-0-022.00**
642 W Iris Drive		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Valo, LLC, a California limited liability company

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Tenko, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

LAND in Davidson County, Tennessee, described according to a survey by A & A Engineering dated August 28, 1994 as follows:

BEING part of Lot No. 7 and all of Lot No. 8 of Block B on the Map of Berry Hill Gardens, as of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 7 fronts 68.43 feet on the easterly line of West Iris Drive and runs back between lines 128.2 feet on the north line of 136.51 feet on the south line, to a dead line on which it measures 56.7 feet.

SAID Lot No. 8 fronts 70 feet on the easterly side of West Iris Drive and runs back 116.2 feet on the northerly line and 128.2 feet on the southerly line, to a dead line in the rear on which it measures 62 feet.

BEING the same property conveyed to Valo, LLC, a California limited liability company, by Warranty Deed dated March 16, 2021, from Group 42, LLC, a Tennessee limited liability company, of record in Instrument No. 20210317-0035187 Register's Office for Davidson County, Tennessee.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is improved property, known as: **642 W Iris Drive, Nashville, TN 37204 .**

Witness my/our hand(s) this **17th** day of **May, 2023.**

Valo, LLC, a California limited liability company

By: _____
Wynton Morro, Chief Executive Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Wynton Morro,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Chief Executive Officer** of **Valo LLC,** the within named bargainor, a California limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Wynton Morro,** as **Chief Executive Officer.**

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **May, 2023**

_____
Notary Public

My Commission Expires: 9-7-2026

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON