THIS INSTRUMENT PREPARED BY: WILLIAM TIMOTHY HILL 214 2ND AVENUE NORTH SUITE 205 NASHVILLE, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $-0- Affiant SUBSCRIBED AND SWORN to before me, this 8th day of September, 2023. Notary Public My Commission Expires: MAY 05, 2025

CHARLOTTE E. HERRING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Alan Ray and wife, Ameena Chomchuen-Ray P. O. Box 291201 Nashville, TN 37229	Same as New Owner	76-1

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00), we, **EASTERN ZONE COMMERCIAL, INC.**, a Tennessee corporation, Grantor, by these presents do hereby quitclaim and convey unto, Grantee, **ALAN RAY and wife, AMEENA CHOMCHUEN-RAY**, Grantee, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See Attached Exhibit A

Signatures on Following Pages

Karen Johnson Davidson County
Batch# 1048569 **DEEDQC**
09/11/2023 02:40:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00

20230911-0071197

EASTERN ZONE COMMERCIAL, INC.

By: Ameena Chomchuen Ray
Ameena Chomchuen-Ray, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Ameena Chomchuen-Ray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Secretary of Eastern Zone Commercial, Inc. (or other officer authorized to execute the instrument), the within named bargainor, a Tennessee corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Secretary of Eastern Zone Commercial, Inc. (or other authorized officer).

Witness my hand, at office, this 5th day of Sept, 2023.

NOTARY PUBLIC

My Commission Expires:
01/05/2026

TONI SMART
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Witness our hands this 9 day of Sept., 2023.

EASTERN ZONE COMMERCIAL, INC.

By: Alan Ray
Alan Ray, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Alan Ray, 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 President of Eastern Zone Commercial, Inc. (or other officer authorized to execute the instrument), the within named bargainor, a Tennessee corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President of Eastern Zone Commercial, Inc. (or other authorized officer).

Witness my hand, at office, this 5th day of Sept., 2023.

Toni Smart
NOTARY PUBLIC

TONI SMART
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires:
01/05/2026

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 577 on the Plan of the Tulip Grove, Section 10, as of record in Book 5800, Page 199, Register's Office for said county, to which Plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Eastern Zone Commercial, Inc., by Warranty Deed from Paul H. Knowles and wife, Patricia T. Knowles, as of record in Book 7344, Page 371, said Register's Office for Davidson County, Tennessee.

CERTIFICATION

I, Ameena Chomchuen-Ray, Secretary of Eastern Zone Commercial, Inc., a Tennessee corporation duly organized and existing under the laws of the State of Tennessee, do hereby certify that the foregoing is a true and correct copy of certain resolutions duly adopted by the Corporation Shareholders by unanimous action, said resolutions have been entered in the records of the Corporation; and the same are in conformity with the Agreement of said Corporation and have not been modified or rescinded.

This 5th day of Sept, 2023.

Ameena Chomchuen Ray.

Ameena Chomchuen-Ray, Secretary

ENABLING RESOLUTION OF
EASTERN ZONE COMMERCIAL, INC.

WHEREAS, the undersigned, being the all of the Shareholders of Eastern Zone commercial, Inc., a Tennessee corporation, (the "Corporation") find it necessary, desirable and appropriate that the Shareholders transfer all their interest in the real property commonly known as 542 Tulip Grove Road, Hermitage, Davidson County, Tennessee 37076-1734, into the individual names of the shareholders, Alan Ray and wife, Ameena Chomchuen-Ray. The parties and officers have consulted their accountant, who approves;

NOW, THEREFORE, BE IT RESOLVED that the Shareholders hereby unanimously authorizes and empowers Alan Ray, as President of the Corporation and Ameena Chomchuen-Ray, as Secretary of the Corporation, ("Corporation Representatives") to execute the Quitclaim Deed and to take all such steps and to perform all such acts as may be necessary or required to transfer the property as above described.

BE IT FURTHER RESOLVED, that the Shareholders hereby ratifies, approves and confirms that: (1) any and all acts and things that the Corporation Representatives have done with regard to the transfer of this property in the past, or which the Corporation Representatives may do in the future in any way relating to, arising from or in connection with the Quitclaim Deed, and (2) these Resolutions and such acts and things of the Corporation Representatives as described in (1) above shall without the necessity of inquiry.

IN WITNESS WHEREOF, the Shareholders have signed their names as of the 5th day of Sept., 2023.

EASTERN ZONE COMMERCIAL, INC
a Tennessee Corporation

By: Alan Ray
Alan Ray, President and Shareholder

By: Ameena Chomchuen Ray
Ameena Chomchuen-Ray, Secretary and Shareholder