RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOOK 10-A

This Instrument Prepared By:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch # 1124787 DEEDQC
04/19/2024 08:41:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240419-0028015

QUITCLAIM DEED

ADDRESS NEW OWNER:
Ryan Hooper
4317 Hillsboro Pike, Ste 103-265
Nashville, TN 37215

SEND TAX BILLS TO:
New Owner

MAP & PARCEL:
053-07-0C-002.00-CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Lamorinda Properties, LLC, a Tennessee Limited Liability Company** does hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **Ryan Hooper, an unmarried man,** to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit B of Homes at 1804 Overton Street, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1804 Overton Street, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220518-0057749, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1804 Overton Street, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220518-0057749, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a part of the property conveyed to Bars Hooper Holdings LLC, a Tennessee limited liability company, by Warranty Deed from Benjamin Wilson and Whitney Wilson, Trustees of the Benjamin Wilson Revocable Living Trust, dated April 3, 2017 of record in Instrument No. 20210420-0052534 in the Register's Office for Davidson County, Tennessee, dated April 19, 2021 and recorded on April 20, 2021.

Being a part of the same property conveyed to Lamorinda Properties, LLC, a Tennessee limited liability company by Quitclaim deed from Bars Hooper Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20220817-0093182 Register's Office for Davidson County, Tennessee, dated August 16, 2022 and recorded on August 17, 2022.

Being also known as 1804 Overton Street #B, Old Hickory, TN 37138.

Witness my hand this 18th day of April, 2024

LAMORINDA PROPERTIES, LLC

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of Lamorinda Properties, LLC, and that he as such Authorized Agent of Lamorinda Properties, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Lamorinda Properties, LLC.

Witness my hand and official seal this 18th day of April, 2024.

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 27, 2025
COUNTY OF WILLIAMSON

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 18th day of April, 2024.

Notary Public

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 27, 2025
COUNTY OF WILLIAMSON