BOX 10-A

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

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

Karen Johnson Davidson County
Batch # 1137801 DEEDQC
05/22/2024 10:29:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240522-0038077

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Ryan Hooper 4317 Hillsboro Pike, Ste 103-265 Nashville, TN 37215	New Owner	081-07-0D-002.01CO

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** does hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **Ryan Hooper,** to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit B of Homes at 14th Avenue North & Cass 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 14th Avenue North & Cass Street, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220119-0007204, 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 14th Avenue North & Cass 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. 20220119-0007204, 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 portion of the same property conveyed to Bars Hooper Holdings, LLC, a Tennessee limited liability company by Warranty Deed from BC Properties, a Tennessee general partnership of record in Instrument No. 20220111-0003538 Register's Office for Davidson County, Tennessee, dated December 27, 2021 and recorded on January 11, 2022.

Being a portion of the same property conveyed to Lamorinda Properties, LLC 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 1309 Cass Street, Nashville, TN 37206.

Witness my hand this 22nd day of May, 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 22nd day of May, 2024.

Commission expires:

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

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 22nd day of May, 2024.

Notary Public

Commission expires:

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