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

BOX 10-A

Karen Johnson Davidson County
Batch # 1245707 DEEDQC
03/11/2025 09 51 19 AM 2 pgs
Fees $12 00 Taxes $0 00

20250311-0018199

This Instrument Prepared By and Returned To.
Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER.	SEND TAX BILLS TO.	MAP & PARCEL:
Lamorinda Properties LLC 4117 Hillsboro Pike, Ste 103-265 Nashville, TN 37215	New Owner	104040H00300CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, I, **RYAN HOOPER** do hereby quitclaim and by these presents do transfer and convey all of their right, title and interest unto **LAMORINDA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPAY** its successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of Homes at 19th Avenue South & Grand Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 19th Avenue South & Grand Avenue, a Horizontal Property Regime, of record in Instrument Number 20240617-0045005, Register's office for Davidson County, Tennessee and as amended in Instrument No. 20240911-0070026 in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Ryan Hooper by Quitclaim Deed from 920 19th Avenue, LLC, a Tennessee limited liability company of record in Instrument No. 20240920-0072913 in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises

This improved property known as 1812 Grand Avenue, Nashville, TN 37212

Witness my hand this 6th day of March, 2025

RYAN HOOPER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Ryan Hooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of March, 2025.

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 6th day of March, 2025

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

Notary Public