BOX 10-A

Karen Johnson Davidson County
Batch # 1269133 DEEDQC
05/06/2025 09 35 41 AM 2 pgs
Fees $12 00 Taxes $0 00
20250506-0035125

This Instrument Prepared By and Return to.
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Ryan Hooper 4117 Hillsboro Pike, Ste 103-265 Nashville, TN 37215	New Owner	091-13-4L-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 and Michael Hooper,** to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit B as shown on the Plan attached to the Declaration of Covenants, Conditions and Restrictions for Homes at Westboro Drive & Patton Avenue, a Horizontal Property Regime with Private Elements, of record in Plat at Instrument No. 20231011-0079647, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Glyna E. Kilpatrick by Warranty Deed from Josie Waller, individually and as beneficiary of the Estate of Ruby Almon and Margaret Arnette, both deceased, Thomas C. Waller and Edward L. Waller beneficiaries of the Estate of Margaret Arnette, deceased of record in Instrument No. 20051026-0129297 Register's Office for Davidson County, Tennessee, dated October 24, 2005 and recorded on October 26, 2005.

Being the same property conveyed to Glyna E. Kilpatrick, Trustee, or her successors in trust, under the Glyna E. Kilpatrick Revocable Living Trust, dated July 16, 2003, with full power of mortgage, sell, transfer and convey without joinder of any beneficiary by Warranty Deed from Glyna E. Kilpatrick of record in Instrument No. 20160411-0034204 Register's Office for Davidson County, Tennessee, dated April 07, 2016 and recorded on April 11, 2016.

Being a portion of the same property conveyed to Lamorinda Properties, LLC, a Tennessee limited liability company by Warranty Deed from Glyna E. Kilpatrick, Trustee of the "Glyna E. Kilpatrick Revocable Living Trust dated July 16, 2003" of record in Instrument No. 20231009-0079243 Register's Office for Davidson County, Tennessee, dated October 03, 2023 and recorded on October 09, 2023.

Being also known as 510 Westboro Drive, Nashville, TN 37209.

Witness my hand this 30 day of April, 2025

LAMORINDA PROPERTIES, LLC

RYAN HOOPER, MEMBER

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, acknowledged himself to be a Member of Lamorinda Properties, LLC, and that he as such Member of Lamorinda Properties, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Lamorinda Properties, LLC.

Witness my hand and official seal this 30 day of April, 2025

Commission expires

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

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 30 day of April, 2025

Notary Public

Commission expires

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026