Karen Johnson Davidson County
Batch # 1290766 DEEDQC
06/27/2025 10 20 50 AM 3 pgs
Fees $17 00 Taxes $0 00
20250627-0050774

This Instrument Prepared by
and Return To.
R Bailey Vega
GLANKLER BROWN, PLLC
6000 Poplar, Suite 400
Memphis, TN 38119

QUIT CLAIM DEED

THIS INDENTURE, made and entered into effective as of the 20th day of June, 2025, by and between TYLER SAMBRAILO and ALEX SAMBRAILO, husband and wife (hereinafter called "Grantors"), and ADTWS, LLC, a Tennessee limited liability company (hereinafter called "Grantee").

WITNESSETH:

Grantors do hereby quit claim unto Grantee any and all of their interest in the following described real estate, situated and being in the County of Davidson, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of Evergreen Townhomes, a condominium established by Declaration of record in Instrument No. 20120209-0011735, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Declaration and being located upon Lot No. 5 on the Map of Part 1, Evergreen Heights, of record in Plat Book 1130, page 19, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantors by Warranty Deed of record at Instrument No. 20200713-0076468 in the Register's Office of Davidson County, Tennessee.

Being also known as 4015B Estes Road, Nashville, Tennessee 37215.

WITNESS the execution of this instrument by Grantors this the 20th day of June, 2025.

TYLER SAMBRAILO

ALEX SAMBRAILO

STATE OF California :

COUNTY OF Sacramento :

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared TYLER SAMBRAILO, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 20th day of June, 2025.

A GONZALES
COMM # 2460679
NOTARY PUBLIC CALIFORNIA
SACRAMENTO COUNTY
COMM EXPIRES AUG 26, 2027

Notary Public

STATE OF California .

COUNTY OF Sacramento :

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared ALEX SAMBRAILO, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 20th day of June, 2025.

A GONZALES
COMM # 2460679
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
COMM EXPIRES AUG 26, 2027

Notary Public

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I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for the transfer is less than $10.00.

Affiant

Subscribed and sworn to before me this [redacted] 25th day of June, 2025.

RAYMOND BAILEY VEGA
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 06-07-2027

Notary Public

Property Address:
4015B Estes Road
Nashville, TN 37215

Name and Property Address of Owner:
ADTWS, LLC
4015B Estes Road
Nashville, TN 37215

Mail Tax Bills To:
ADTWS, LLC
Attn: Tyler and Alex Sambrailo
4015B Estes Road
Nashville, TN 37215

Tax Parcel No. 116-16-0F-002.00

THIS INSTRUMENT WAS PREPARED AT THE REQUEST OF THE PARTIES HERETO WITHOUT THE BENEFIT OF A TITLE SEARCH.