QUITCLAIM DEED

STATE OF Texas, COUNTY OF Collin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Kelly Chau
Affiant

Subscribed and sworn to me on 30th June, 2025.

See Attached Certificate
NOTARY PUBLIC

My Commission Expires:

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

Karen Johnson Davidson County
Batch# 1292121 DEEDQC
06/30/2025 03:29:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250630-0051504

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
MK3 LLC 910 Youngs Ln, Unit 6 Nashville, TN 37207	Same as New Owner	070-07-0U-006-00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Kelly Chau and Kevin Vo, hereinafter called **"GRANTORS,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto MK3 LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Being Unit 6 of 910 Youngs Lane Townhomes, a horizontal property regime with private elements, under the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20210317-0035584, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more completed and accurate description of said property.
>
> Being the same property conveyed to Kelly Chau and Kevin Vo from Youngs Lane, LLC, a Tennessee limited liability company by Warranty Deed dated November 30th, 2023, recorded on December 6th, 2023, of record in Instrument No. 20231206-0094238. See also Scrivener's Affidavit of record in Instrument No. 20241203-0093824, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 910 YOUNGS LN, Unit 6, Nashville, TN 37207.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on 06/30/2025,

Kelly Chau

Kelly Chau

STATE OF Texas
COUNTY OF Collin

On 06/30/2025, before me personally appeared Kelly Chau, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 06/30/2025.

NOTARY PUBLIC STATE OF TEXAS
Felecia Gwendolyn Smith
ID NUMBER
124729115
COMMISSION EXPIRES
June 26, 2026

Felecia Gwendolyn Smith

NOTARY PUBLIC

My Commission Expires: 06/26/2026

Electronically signed and notarized online using the Proof platform.

WITNESS my hand on 06/30/2025.

Kevin Vo

Kevin Vo

Notarized remotely online using communication technology via Proof.

STATE OF Florida
COUNTY OF Duval

Sworn to

On 06/30/2025, before me personally appeared Kevin Vo, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 06/30/2025.

Provided TN DRIVER LICENSE

Lola Denise Strickland

Lola Denise Strickland

NOTARY PUBLIC

My Commission Expires: 06/04/2029

NOTARY PUBLIC • STATE OF FLORIDA •
LOLA DENISE STRICKLAND
Notary Public - State of Florida
Commission # HH 664047
Expires on June 4, 2029

DESCRIPTION OF ATTACHED DOCUMENT

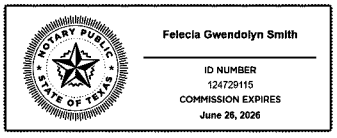
Title or Type of Document: Jurat

Document Date: 06/30/2025

Number of Pages (including notarial certificate): 3

State of Texas County of Collin

Sworn to and subscribed before me on 06/30/2025 by Kelly Chau.



Felecia Gwendolyn Smith

Electronically signed and notarized online using the Proof platform.

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **June 30, 2025.**

Signature 06/30/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 30th day of June, 2025.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202506300051504