QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1303587 DEEDQC
07/30/2025 11:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250730-0060189

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **- $0.00 - .**

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE

28 DAY OF July, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/23/28

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue #403, Nashville, TN 37203
File No.: NF202665

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Guerrier Development, LLC 109 Westpark Dr. Suite 120 Brentwood TN 37027	SAME AS NEW OWNER	07108024900 07108025000 07108025100

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I/We, **LUMIERE EAST, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto, **GUERRIER DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** my right, title and interest, unto, hereinafter referred as Grantee, her Heirs and Assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit Numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22, of Lumiere East Townhomes, A Horizontal Property Regime with Private Elements, as depicted and established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated 66-27-101 through 67-27-123; herein referred to as the "Act") and the provisions of the Declaration of Covenants, Conditions and Restrictions for Lumiere East Townhomes, A Horizontal Property Regime with Private Elements of record in Instrument Number 20250109-0001901 in the Register's Office of Davidson County, Tennessee, together with an undivided interest in the common elements therein, appertaining to said unit and all other rights and privileges appertaining to said unit pursuant to the Declaration of Covenants, Conditions and Restrictions. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units property, co-owners and tenants of Lumiere East Townhomes, A Horizontal Property Regime with Private Elements as described at Declaration of Covenants, Conditions and Restrictions of record at Instrument Number 20250109-0001901 in the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to Lumiere East, LLC, a Tennessee limited liability company, by Warranty Deed dated September 9, 2022, and recorded September 15, 2022, from the Trustees of Joywood Assembly of God Church, being one and the same as Joywood Bridge of Hope Assembly of God Church, Inc., a Tennessee non-profit corporation, and Joywood Bridge of Hope Assembly of God Church, Inc., a Tennessee non-profit corporation, as Instrument No. 20220915-0102862, Register's Office for Davidson County, Tennessee.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION OR WARRANTY AS TO THE STATE OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION HEREIN, THAT NO TITLE INSURANCE IS BEING PROVIDED AND NONE WAS REQUESTED, AND NO LEGAL REPRESENTATION WAS REQUESTED OR OFFERED IN THE PREPARATION OF THE SAME.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

This is unimproved property known as 525 E Trinity Lane, Units 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22, Nashville, TN 37207.

[SIGNATURES ARE ON THE FOLLOWING PAGE]

Witness my/our hand on the 26th day of July, 2025.

LUMIERE EAST, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

AUTHORIZED MEMBER:

GUERRIER DEVELOPMENT, LLC,
a Tennessee limited liability company

By: Elde Guerrier
Its: Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Elde Guerrier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of Guerrier Development, LLC, a Tennessee limited liability company, the Authorized Member of Lumier East, LLC, a Tennessee limited liability company, and is authorized to execute the foregoing instrument for the purposes therein contained, by signing the name of Guerrier Development, LLC, a Tennessee limited liability company, the Authorized Member of Lumier East, LLC, a Tennessee limited liability company, by himself as Managing Member.

Witness my hand and official seal this 26 day of July, 2025.

Notary Public
My Commission Expires: 1/23/28

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/26/2025.

Kim Hollingshead, Esq

7/26/2025
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn and subscribed before me on 7/26/2025.

Notary
My Commission Expires: 1/23/28

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON