This instrument was prepared by:
Emily Lagergren
5579 Forest Edge Lane NW
Kennesaw, ga 30152

Once recorded, return to:
Emily Lagergren
5579 Forest Edge Lane NW
Kennesaw, GA 30152

Karen Johnson Davidson County
Batch # 1307070 DEEDQC
08/11/2025 08:35:19 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250811-0063309

This Space for Recorder's Use Only.

Tennessee Quitclaim Deed

State of Tennessee, County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of zero US Dollars ($ 0) in hand, paid to Emily Lagergren and Mark Trust, a married couple with an address of 5579 Forest Edge Lane NW (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to Smith Hermitage, LLC, a Georgia Limited Liability Company with an address of 5579 Forest Edge Lane NW Kennesaw, GA 30152 (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 093120A20600CO

The property identified herein ☐ is **-OR-** ☑ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Emily Lagergren

Address: 5579 Forest Edge Lane NW, Kennesaw, GA 30152

IN WITNESS WHEREOF, the Grantor(s) has/have duty executed this Quitclaim Deed as of the date hereinunder.

July 11, 2025
Grantor (Spouse) Signature/Date

Emily Lagergren
Grantor (Spouse) Name

7/11/2025
Grantor (Spouse) Signature/Date

Mark Trust
Grantor (Spouse) Name

Mayra C. Valdes 7-11-2025
Witness 1 Signature/Date

Mayra C. Valdes
Witness 1 Name

07/11/25
Witness 2 Signature/Date

Martha Mae Nino
Witness 2 Name

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ~~Tennessee~~ GEORGIA)
County of PAULDING)

On JULY 11, 2025 before me, CARLA DODGEN,
personally appeared MARK TRUST AND EMILY LAGERGREN,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Carla Dodgen

Printed Name CARLA DODGEN

My Commission Expires 07/05/2027

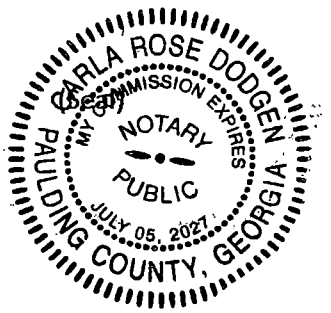


Exhibit A

Being the same property known as Unit No. 206 of the 245 HERMITAGE CONDOMINIUM, as established pursuant to that certain Declaration Establishing 245 Hermitage Condominium, dated May 12, 2022, of record as Instrument No. 20220513-0055438, as supplemented by Scrivener's Affidavit recorded as Instrument No. 20220516-0056245, and as amended by Instrument No. 20231117-0089775, all in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said Unit, together with an undivided interest in the common elements as shown on said Master Deed.

Being a part of the same property conveyed to 245 Hermitage Partners GP, a Tennessee general partnership, as to a 2/3 interest, and Riverside Park GP, a Tennessee general partnership, as to a 1/3 interest, as tenants in common, by Warranty Deed from Siya Hospitality, LLC, a Kentucky limited liability company, dated July 30, 2021 and recorded August 2, 2021, in Instrument No. 20210802-0103470, in the Register's Office of Davidson County, Tennessee.

Conveyed to 245 Hermitage Partners GP, a Tennessee general partnership, by Quitclaim Deed from Riverside Park GP, a Tennessee general partnership, dated November 14, 2022 and recorded July 31, 2023, in Instrument No. 20230731-0058888, in said Register's Office.

Being the same property conveyed to Emily Lagergren and Mark Trust, wife and husband from 245 Hermitage Partners, a Tennessee general partnership, by Warranty Deed dated December 18, 2024, of record in Instrument 202412190098577, Register's Office of Davidson County, Tennessee.

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0 .

Affiant

Subscribed and sworn before me, this 11 day of July, 2025

Notary

CARLA ROSE DODGEN
NOTARY PUBLIC
MY COMMISSION EXPIRES
JULY 05, 2027
PAULDING COUNTY, GEORGIA