Karen Johnson Davidson County
Batch# 1308935 DEEDQC
08/12/2025 12:50:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250812-0064151

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This quitclaim deed was prepared without the benefit of a title search.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Dream Homes for Less Rainwood, LLC 3225 McLeod Drive Ste. 100 Las Vegas, Nevada 89121	NEW OWNERS	050-10-0C-277.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Zwe Naing,** by these presents does hereby quitclaim and convey unto **Dream Homes for Less Rainwood, LLC, a Tennessee limited liability company,** its heirs, successors and assigns, all his right, title and interest in and to the following described tract of land:

> Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Final Plat Chesapeake Homes Section Six - Phase 1 of record in Instrument No. 20011026-0117230, 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 Zwe Naing, an unmarried man from Markqueta Flournoy, a single person, by Warranty Deed dated February 14, 2025 and recorded February 24, 2025, in Instrument No. 20250224-0013344, Register's Office of Davidson County, Tennessee.

Commonly known as: 3504 Rainwood Drive, Nashville, Tennessee, 37207.

JAMIE J. OSBORN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
21st day of July 2025.

Affiant

My commission expires:
(Affix Seal)

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 29 day of July 2025.

Zwe Naing

STATE OF ~~TENNESSEE~~ WA
COUNTY OF ~~DAVIDSON~~ King

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Zwe Naing**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 29 day of July 2025.

Chaimae Eddergaoui
Notary Public

My Commission Expires: 09/15/28

Notary Public
State of Washington
CHAIMAE EDDERGAOUI
COMMISSION# 24024459
MY COMMISSION EXPIRES
September 15, 2028

WAIVER OF LIABILITY FOR QUITCLAIM DEED

The undersigned is transferring property pursuant to a Quitclaim Deed prepared by Wagon Wheel Title & Escrow, LLC. The undersigned hereby acknowledges that he is fully aware that said Quitclaim Deed can only transfer that interest that the undersigned actually has in the property at the time said Quitclaim Deed is executed. The undersigned hereby agrees to hold harmless Lockeland Law Group, Wagon Wheel Title, and its underwriter, Chicago Title Insurance Company, for any loss or expense, including attorneys' fees, sustained because of or relating to the execution of said Quitclaim Deed. Wagon Wheel Title & Escrow, LLC is not insuring the title of the property being transferred pursuant to said Quitclaim Deed.

The undersigned transferor also agrees to hold harmless Lockeland Law Group, Wagon Wheel Title and Chicago Title Insurance Company for any obligations, duties, commitments, or other restrictions that may exist with respect to the property being transferred/deeded. The undersigned also acknowledges that he has had an opportunity to fully determine whether quitclaiming said property will result in any adverse consequences, whether legal, tax, or other consequences (e.g., voiding a short term rental permit), and assumes all liability if said transfer of the property via Quitclaim Deed should result in damages and/or a breach of a duty owed by the transferor to other parties, including, inter alia, lenders, condo associations and governmental entities, or if such transfer causes additional liens to attach to the property.

Zwe Naing

STATE OF ~~TENNESSEE~~ WA
COUNTY OF ~~DAVIDSON~~ King

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Zwe Naing**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 29 day of July 2025.

Chaimae Eddergaoui
Notary Public

My Commission Expires: 09/15/28

Notary Public
State of Washington
CHAIMAE EDDERQAOUI
COMMISSION# 24024459
MY COMMISSION EXPIRES
September 15, 2028

1/1

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Julv 29. 2025.

Affiant Signature

12th day of August, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of August, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

