QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1316821 DEEDQC
09/02/2025 09:09:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250902-0069720

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

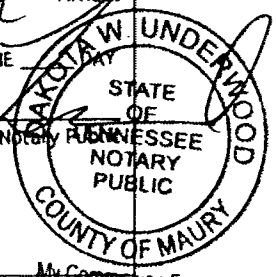
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF AUGUST, 2025.

Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)



My Commission Expires Apr 18, 2028

THIS INSTRUMENT WAS PREPARED BY:
Raulston & Associates, PLLC, 120 Third Avenue South, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Lascard LLC, a Tennessee limited liability company (Name)	**SAME**	**061-15-0E-027.00-CO**
814 Hall Street (Address)		
Mamaroneck, NY 10543		

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Laurent Banon and Pauline Aliette Prisca Patat Ep. Banon, husband and wife**, hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Lascard LLC, a Tennessee limited liability company,** GRANTEE, all right, title, and interest in the said property, which said Grantor has, situated in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. D-7 on the Plan of Sunnymeade Commons, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions Establishing and Governing Sunnymeade Commons, a Horizontal Property Regime with Private Elements at Instrument No. 20210505-0060387, being amended in the First Amendment to Declaration of Covenants, Conditions and Restrictions Establishing and Governing Sunnymeade Commons, a Horizontal Property Regime with Private Elements at Instrument No 20220601-0063196 and Second Amendment recorded in Instrument No 20240213-0009982, 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 Laurent Banon and Pauline Aliette Prisca Patat Ep. Banon and, by Special Warranty Deed from Home Work East LLC, dated October 30, 2024 and recorded November 1, 2024, in Instrument No. 20241101-0084770, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 1100 Sunnymeade Dr, Unit 115, Nashville, TN 37216

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set their hand this 24 day of July, 2025

Laurent Banon

STATE OF New York
COUNTY OF Westchester

Personally appeared before me, a Notary Public of said County and State, the within named **Laurent Banon**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of July 2025.

My Commission Expires: April 12 2028

NOTARY PUBLIC

MATTHEW ELDON GALVEZ
Notary Public - State of New York
NO. 01GA0023466
Qualified in Westchester County
My Commission Expires Apr 12, 2028

IN WITNESS WHEREOF, the GRANTOR has hereunder set their hand this 25 day of July, 2025

Pauline Aliette Prisca Patat Ep. Banon

STATE OF New York
COUNTY OF Westchester

Personally appeared before me, a Notary Public of said County and State, the within named **Pauline Aliette Prisca Patat Ep. Banon**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of July, 2025.

My Commission Expires: May 24th 2028

NOTARY PUBLIC

JACOB THEODORE HOLBROOK
Notary Public - State of New York
NO. 01HO0025175
Qualified in Westchester County
My Commission Expires May 24, 2028

TRUE COPY CERTIFICATION

I, Matthew "Web" Raulston, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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 7/25/2025.

Matthew "Web" Raulston

7/25/2025
Date

State of Tennessee
County of Hamilton

Sworn and subscribed before me this 25 day of JULY, 2025.

Notary Public
My Commission Expires: 3.28.28

Jessica R Gunnoe

JESSICA R. GUNNOE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY