Karen Johnson Davidson County
Batch# 1317728 DEEDQC
09/03/2025 09:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250903-0070155

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 25080038

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2nd DAY OF Sept., 2025.

NOTARY PUBLIC

My Commission expires: 2-10-2029

Address of New Owner	Send Tax Bills To:	Tax Information:
EA Partnership, LLC	Same	163-01-0A-086.00 CO
303 North Main Street		163-01-0A-089.00 CO
Ashland City, TN 37015		(part of 163-00-0-212.00)

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 2nd day of Sept., 2025, for good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Exotic Realty Group, LLC, a Tennessee Limited Liability Company,** Grantor, does hereby, convey, remise, release and forever quitclaim unto **EA Partnership, LLC, a Tennessee Limited Liability Company,** Grantee, its successors and/or assigns, its entire right, title, and interest in and to certain parcels of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 2 and 5 on the Final Plat of Antioch Woods 5 Lot Subdivision, as shown of record in Instrument No. 20250804-0061297, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being part of the same property conveyed to Exotic Realty Group, LLC, a Tennessee Limited Liability Company, and EA Partnership, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Lighthouse Ministries of Antioch TN, Inc., a Tennessee Corporation, dated 01/09/2025 and recorded on 01/14/2025 in Instrument No. 20250114-0003030, Register's Office for Davidson County, Tennessee.

This is unimproved property known as:
3989 Moss Road, Antioch, TN 37013
96 Antioch Woods Way, Antioch, TN 37013

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

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Exotic Realty Group, LLC,** has caused this instrument to be executed, this the 2 day of September, 2025.

Exotic Realty Group, LLC

M.

By: Youssef Mostachar, Managing Member

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Youssef Mostachar,** 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 (or other officer) authorized to execute the instrument of **Exotic Realty Group, LLC**, the within named bargainor, a Limited Liability Company, and that such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the LLC as Managing Member (or other authorized officer).

This the 2nd day of Sept., 2025.

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

NOTARY PUBLIC
My Commission expires: 2-10-2029

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 9/2/2025 (date of document).

L. Broner McCoy
Date: 9/2/2025

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 2nd day of Sept., 2025.

NOTARY PUBLIC
My Commission expires: 2-10-2029

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY