THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 1318791 DEEDQC
09/04/2025 03:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250904-0070868

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
5959 River Trace Property Trust 433 N. Camden Drive #730 Beverly Hills, CA 90210	U.S. Bank N.A. 2800 Tamarack Road Owensboro, KY 42301	055-00-0-051.00

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, **Collins Chibueze, unmarried,** by these presents do hereby quitclaim and convey unto **Josh Klein, Trustee of the 5959 River Trace Property Trust dated August 13, 2025, and any amendments thereto,** its heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of First Revision of Lots 1 and 2 Cumberland River Industrial Park, of record in Plat at Instrument No. 20020718-0086862, 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 Figs Grotto, LLC by Warranty deed from Barry Rogers and Julia Rogers, husband and wife of record in Instrument No. 20210604-0075078 Register's Office for Davidson County, Tennessee, dated May 14, 2021 and recorded on June 04, 2021.

Being the same property conveyed to Collins Chibueze by Warranty deed from Figs Grotto LLC, a Georgia Limited Liability Company of record in Instrument No. 20250903-0070395 Register's Office for Davidson County, Tennessee, dated August 28, 2025 and recorded on September 3, 2025.

Being also known as 5959 River Trace Nashville, Tennessee 37218.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
4th day of September, 2025.

Affiant

My commission expires: 1-22-29
(Affix Seal)

Notary Public

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 3 day of September, 2025.

Collins Chibueze

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Collins Chibueze**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal this ____ day of September, 2025.

_____
Notary Public

My Commission Expires:

See attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 California)
County of Los Angeles)

On September 3, 2025 before me, Teya Patt, notary public
Date *Here Insert Name and Title of the Officer*

personally appeared Collins Chibueze
Name(s) of Signer(s)

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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

TEYA PATT
Notary Public - California
Los Angeles County
Commission # 2373817
My Comm. Expires Sep 4, 2025

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quitclaim Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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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 September 3, 2025.

Affiant Signature

4th day of September 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of September 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028