Karen Johnson Davidson County
Batch # 1330398 DEEDQC
10/06/2025 08 32 15 AM 6 pgs
Fees $32 00 Taxes $0 00
20251006-0079298

PREPARED BY:
WHEN RECORDED RETURN TO:
ANDERSON BUSINESS ADVISORS, PLLC
732 BROADWAY, SUITE 201
TACOMA, WASHINGTON 98402

MAIL ALL TAX STATEMENTS TO:
TN 6242 LLC
3225 MCLEOD DRIVE, SUITE 777
LAS VEGAS, NEVADA 89121

This space reserved for Recorder's use

MAP & PARCEL # 150 00 0 145.00

QUIT CLAIM DEED
TCA 67-4-409(a)(D)
(NO TAX DUE)

KNOW ALL MEN BY THESE PRESENTS, on this 22 day of August, 2025, that **Srinivasa Yarramsetti and Satya Pentapati, husband and wife,** for and in consideration of the sum of Zero and no/100 Dollars, does hereby bargain, sell, release, remise, quit claim and convey unto **TN 6242 LLC, a Tennessee limited liability company**, all their right, title and interest in the following described real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

Legal description attached hereto as Exhibit "A" and incorporated herein by this reference.

Being the same property conveyed to Srinivasa Yarramsetti and Satya Pentapati by Warranty Deed from W.L. Stinnett and the W.L. Stinnett, Sr. Revocable Living Trust dated August 25th, 2004. W.L. Stinnett, Sr. of record in Instrument Number 20080415-0038099 in the Register's Office for Davidson County, Tennessee, dated April 4, 2008 and recorded on April 15, 2008.

Commonly known as: 6242 Mount View Road, Antioch, Tennessee 37013

IN TESTIMONY WHEREOF I have hereunto set my hand this 22 day of August, 2025.

Srinivasa Yarramsetti

Satya Pentapati

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 California)
)ss.
County of Orange)

On August 22, 2025 before me, Elijah Miranda, notary public, personally appeared, Srinivasa Yarramsetti and Satya Pentapati, 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, 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.

ELIJAH MIRANDA
Notary Public - California
Orange County
Commission # 2502083
My Comm. Expires Oct 14, 2028

Signature _____ (Seal)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0 00

Srinivasa Yarramsetti, Affiant

Satya Pentapati, Affiant

Acknowledgment

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State of California)
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ELIJAH MIRANDA
Notary Public - California
Orange County
Commission # 2502083
My Comm. Expires Oct 14, 2028

Signature Elijah.

(Seal)

Exhibit "A"
Legal Description

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit.

Land situated in the Council District 33 of Antioch, Davidson County, Tennessee, lying on the southside of Mt. View Road, bounded on the west by Tru-Long Acres and being more particularly described as follows:

Beginning at an iron pin (set) in the southerly margin of Mt View Road (50' R.O.W.), said pin being 6.09 feet north of the northwesterly corner of Mt. View Subdivision, Section One, Book 11700, page 36, R.O D.C. and also being the northeasterly corner of the herein described tract,

Thence, along or near the westerly and southerly lines of Mt. View Subdivision for the next two (2) courses and distances:

Thence, South 09 deg 12' 25" West, a distance of 306.90 feet to an existing iron pin,

Thence, South 81 deg. 15' 24" East, a distance of 282 32 feet to an iron pin (set);

Thence, along or near the westerly line of Ana Maria Alarcon of record in Instrument Number 20050819-0099222, R.O.D.C for the next four (4) courses and distances,

Thence, South 06 deg. 18' 36" West, a distance of 37 99 feet to an iron pin (set);

Thence, South 21 deg. 55' 08 West, a distance of 16 47 feet to a 16" cedar;

Thence, South 01 deg. 07' 30" East, a distance of 23.52 feet to an 18" tree;

Thence, South 03 deg. 29' 31" West, a distance of 43.14 feet to an existing iron pin;

Thence along or near the westerly lines of Trustees of Priest Lake Christian Fellowship of record in Deed Book 11104, page 704, R.O D.C., the following three (3) calls South 03 deg. 29' 31" west, a distance of 84 43 feet to an existing pipe;

Thence, South 44 deg. 17' 38" East, a distance of 53.55 feet to an existing iron pin;

Thence, South 08 deg. 12' 22" West, a distance of 34.53 feet to an iron pin (set), said pin being 5.93 feet north of a 24" oak;

Thence, continuing with Trustees of Priest Lake Christian Fellowship, South 34 deg. 53' 16" East, passing through a nail at 109.79 feet, thence along or near Gene and lisa Hollandsworth of record in Instrument Number 20020531-0065915, R.O.D C., passing a rock pile at 530.41 and thence along or near Richard H. Frank of record in Deed Book 7390, page 115, R.O.D.C., for a total distance of 927.02 feet to an iron pipe found;

Thence, along or near the lines of Harold B. Jackson, Sr , of record in Deed Book 6120, page 13, R.O.D C., for the next two (2) courses and distances·

Thence, North 71 deg. 31' 53" West, a distance of 159.57 feet to an iron pin (set);

Thence, South 46 deg. 59' 32" West, a distance of 688.50 feet to an iron pin (set);

Thence, along or near the northerly line of Gary B. and Brenda J. Fisher of record in Instrument Number 20030422-0052855, R.O.D.C., North 80 deg 03' 52" West, passing through an existing iron pin at 9.92 feet for a total distance of 420 00 feet to an existing pin;

Thence along or near the easterly line of Sarah Lee Parker of record in Deed Book 7683, page 585, R.O.D.C., North 06 deg. 09' 15" East, a distance of 627.65 feet to an existing iron pin,

Thence, along or near the lines of Tru-Long Acres of record in Instrument Number 20040702-0079208, R.O.D.C. for the next six (6) courses and distances;

Thence, South 80 deg. 55' 55" East, a distance of 161.77 feet to an existing iron pin;

Thence, North 07 deg. 45' 09" East, a distance of 272.97 feet to an iron pin (set);

Thence, North 09 deg. 23' 45" east, a distance of 385.19 feet to an existing iron pin;

Thence, 81 deg. 09' 31" West, a distance of 196.71 feet to an existing iron pin;

Thence, South 64 deg 42' 18" West, a distance of 219.96 feet to an existing iron pin;

Thence, North 33 deg. 36' 18" West, passing through an existing iron pin at 284.26 feet for a total distance of 289.26 feet to an iron pin (set) in the southerly margin of Mt. View Road (50' R.O.W.);

Thence, with the southerly margin of Mt. View Road for the next four (4) courses and distances;

Thence, North 58 deg. 47' 41" East, a distance of 306.42 feet to an iron pin (set);

Thence, North 58 deg. 59' 44" East, a distance of 108.58 feet to an iron pin (set);

Thence, North 60 deg. 01' 20" East, a distance of 91.37 feet to an iron pin (set),

Thence, North 63 deg. 32' 20" East, a distance of 95 87 feet to the point of beginning.

Containing 927,155 square feet or 21 28 acres, more or less.

Land Description taken from survey performed by Crawford and Cummings, PC, dated March 20, 2008.

The following information is not a part of this Deed:

Property Address:	**6242 Mount View Road** **Antioch, Tennessee 37013**
Owner's Name and Address:	**TN 6242 LLC** **3225 McLeod Drive, Suite 777** **Las Vegas, Nevada 89121**
Map & Parcel Number.	**150 00 0 145.00**
Mail Tax Bills to:	**TN 6242 LLC** **3225 McLeod Drive, Suite 777** **Las Vegas, Nevada 89121**