This document prepared by (and after recording return to):

Name	ESNA Enterprises LLC
Firm/Company	Self
Address	8 The Green, Suite B
City, State, Zip:	Dover, DE 19901

Karen Johnson
Batch # 1333658
10/14/2025 12 10 27 PM
Fees $27 00 Taxes $0 00

Davidson County
DEEDQC
5 pgs

20251014-0081761

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QUITCLAIM DEED
(Individual to LLC)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Zhuoying Zhong, an individual, ☒ married ☐ unmarried, hereinafter referred to as "Grantor", does hereby demise, release and forever quitclaim* unto ESNA Enterprises LLC, a Delaware limited liability company authorized to do business in the State of Tennessee, hereinafter referred to as "Grantee", the following described real property, together with all improvements located thereon, situated in Davidson County, Tennessee, to-wit:

*All Title and Interest

Land in Davidson County, Tennessee, being Unit No. B on the Plan of 1113 McGavock Pike Commons, a Horizontal Property Regime with Private Elements of record in Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20220802-0087919, 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 a portion of the same property conveyed to MOBA, LLC, a Tennessee limited liability company, by Warranty Deed from Brian Van Camp and Karen Van Camp, husband and wife, of record in Instrument No. 20220525-0060565, Register's Office for Davidson County, Tennessee, dated May 24, 2022, and recorded on May 25, 2022,

Being the same property conveyed to Zhuoying Zhong by Warranty Deed of record in Instrument No. ~~20250225-0013999~~, Register's Office for Davidson County, Tennessee.
072-06-4P-002.00-CO
This is UNIMPROVED property.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

Grantor certifies the property is not used as Grantor's principal residence or homestead.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

~~TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.~~ ZZ

The source of title in Grantor is by Warranty Deed of record in Instrument Number 20250225-0013999, Register's Office for Davidson County, Tennessee

WITNESS Grantor(s) hand(s) this the 14 day of October, 2025.

ZHUOYING ZHONG

Grantor
Zhuoying Zhong

State of Tennessee
County of Williamson

On this 14 day of 10, 20 25, before me personally appeared Zhuoying Zhong, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this AM 14 ~~15~~ day of 10, 20 25.

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Seal

Notary's Signature

My commission expires 06/18/2028

Maximum principal indebtedness for Tennessee recording tax purposes is $0.00 (no new debt created). (On amendments or modifications, enter ONLY the amount of INCREASE, if any)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $$10.00 (transfer to wholly-owned LLC; no consideration beyond nominal value), which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 14 day of October, 2025.

Affiant

Zhuoying Zhong
Type or Print Name

State of Tennessee
County of Williamson

On this 14 day of 10, 20 25, before me personally appeared Zhuoying Zhong, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 14 day of 10, 20 25.

Notary's Signature

Seal

ANDY NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires. 06/18/2028

Grantor(s) Name, Address, phone:
Zhuoying Zhong
1202 Warner Court
Brentwood, TN 37027
3128061173

Grantee(s) Name, Address, phone:
ESNA Enterprises LLC
8 The Green, Suite B
Dover 19901
SEND TAX STATEMENTS TO GRANTEE

KAREN JOHNSON
REGISTER OF DEEDS

www.nasbville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $10.00 (transfer to wholly-owned LLC, no consideration beyond nominal value)

Affiant
Zhuoying Zhong

Subscribed and sworn before me, this 14 day of 10, 2025

Notary

ANDY NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY