Karen Johnson Davidson County
Batch# 1334681 DEEDQC
10/16/2025 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $79.55
20251016-0082242

Name and Address of New Owner:
Trinity Way Ventures, LLC
1309 Coffeen Ave, Ste. 1200
Sheridan WY 82801

Send Tax Bills To:
Trinity Way Ventures, LLC
1309 Coffeen Ave, Ste. 1200
Sheridan WY 82801

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 071-15-0-076

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Cedars of Lebanon Inc., a Tennessee Corporation,** "the Grantor," convey and quitclaim unto **Trinity Way Ventures, LLC, a Wyoming Limited Liability Company,** "the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 40 and the Easterly part of Lot No. 39 on the Map of Eastmoreland Place, of record in Book 161, Page 170, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the North margin of Eastmoreland Avenue at the corner of Lots No. 40 and 41; thence with a line between said lots Northerly 140 feet to a point in the south margin of an alley; thence with the margin of said Alley westerly 65.5 feet to a point which is 34.5 feet East of the corner of Lot Nos. 38 and 39;

thence Southerly 68 feet to a point which is 17 feet West of the line between Lot Nos. 39 and 49; thence Westerly 7 feet to a point; thence southerly 72 feet to the north margin of Eastmoreland Avenue; thence with a margin of the same, easterly 74 feet to the point of beginning.

Being the same property conveyed to Timothy E. Harris by Warranty Deed from Billie Byrd of record in Instrument No. 20110311-0019449 Register's Office for Davidson County, Tennessee, dated March 10, 2011 and recorded on March 11, 2011.

Being the same property conveyed to Cedars of Lebanon, Inc., a Tennessee Corporation, by Warranty Deed from Timothy E. Harris, unmarried, of record in Instrument No. 29240731-0058098, Register's Office for Davidson County, Tennessee, dated July 24, 2024, and recorded on July 31, 2024.

Being improved property known as 127 Eastmoreland Street, Nashville, Tennessee, 37027.

**GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.**

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 14 day of October, 2025.

Cedars of Lebanon Inc., a Tennessee Corporation

By: _____ (SEAL)
Changrok Jung, Shareholder/Director

By: _____ (SEAL)
Matthew Hintz, Shareholder/Director

By: _____ (SEAL)
Brett Higgins, Shareholder/Director

STATE OF TENNESSEE
COUNTY OF Warren

Before me, Erin Toy, of the state and county mentioned, personally appeared Changrok Jung, Matthew Hintz, and Brett Higgins, Shareholders/Directors of Cedars of Lebanon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Shareholders/Directors of Cedars of Lebanon, the within named bargainor, a Corporation, and that such Changrok Jung, Matthew Hintz, and Brett Higgins, as such Shareholders/Directors, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Shareholders/Directors.

Witness my hand and seal, at office in TN, this 14 day of October, 2025.

Notarized online using audio-video communication

Notary Signature
My commission expires: 03/09/2027

ELECTRONIC NOTARY PUBLIC — STATE OF TENNESSEE

Erin A. Toy
Tennessee Notary Public
Online Notary Public
Cannon County
Commission Expires: 03/09/2027

**AFFIDAVIT OF VALUE**

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**21,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 14 day of October, 2025.

ASHLYNN HENGEMIHLE — TENNESSEE NOTARY PUBLIC — COUNTY OF WILLIAMSON

Notary Signature
My commission expires: 11/28/27

**Tennessee Certification of Electronic Document**

I, Ashlynn Hengemihle, 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 10-14-25.

Affiant Signature

10-14-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 14 day of October, 2025.

Notary Signature

My Commission Expires: 5-9-26

