Karen Johnson
Batch # 1341514
11/03/2025 10 38 15 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20251103-0087264

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Suite 130** **Nashville, TN 37215** *No title search was performed in the preparation of this Quitclaim Deed.*	STATE OF TENNES COUNTY OF DAVI The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 30 day of October, 2025. Notary Public My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPT 3, 2029

QUITCLAIM DEED

Address New Owner: TWR Investment Holdings LLC 906 Albert Court Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: 094 12 0A 108.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Shannon Ryan and Jason Ryan, wife and husband,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **TWR Investment Holdings LLC, a Wyoming limited liability company,** (hereinafter referred to as the "Grantee") its heirs and assigns, all of their interest in the following land:

A certain Condominium apartment in Davidson County, Tennessee, described as follows, to-wit being Unit No. 108 on the Plat of The Flats at Ontario, Exhibit B of the Declaration for The Flats at Ontario of record in Instrument No. 20211215-0165601, and labeled as "The Flats at Ontario" on the plat for The Ontario, Exhibit B of the Master Declaration for The Ontario, of record in Instrument No. 20211215-0165599, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description together with and subject to all rights and obligations appurtenant thereto as set forth in said Declaration and Master Declaration.

Being the same property conveyed to Shannon Ryan and Jason Ryan, wife and husband from Ontario Partners, Inc., a Tennessee corporation by Special Warranty Deed recorded on September 15th, 2022 in Instrument No. 20220915-0103052, Register's Office of Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[Signature Page to Follow]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of October 2025.

Shannon Ryan

Jason Ryan

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named, **Shannon Ryan and Jason Ryan**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of October 2025.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPT 3, 2029

Notary Public
My Commission Expires: _____