This Instrument Prepared By:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1343478 DEEDQC
11/12/2025 08:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251112-0089792

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Golden Gate Ventures, LLC 4301 Hillsboro Pike, Ste #300 Nashville, TN 37215	New Owner	103-08-0-126.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Lamorinda Properties, LLC, a Tennessee Limited Liability Company,** does hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **Golden Gate Ventures, LLC, a Tennessee Limited Liability Company,** to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of C.H. Tritschler's Subdivision of Lots Nos. 347-348 and a part of Lot No. 349 on the Plan of West Lawn Subdivision, as shown on plat of record in Plat Book 843, Page 51, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

INCLUDED in the above description, but EXCLUDED therefrom is that portion having been conveyed to Claiborne Risner and wife, Judy Ann Risner, by Deed from James S. Osborne and wife, Marsha M. Osborne recorded in Book 9182, Page 342, in the Register's Office of Davidson County, Tennessee, being more particularly described as follows:

Beginning at the point which marks the northwest corner of Lot 21; thence in a easterly direction with the back property line to the point which marks the northeast corner of said lot; thence in a southerly direction with the boundary line between lot 21 and 22 a distance of 1.97 feet; thence in a westerly direction to a point on the westerly boundary of Lot 21 the same being 0.2 feet from the point of beginning; thence in a northerly direction with said westerly boundary to the point of beginning.

Being the same property conveyed to Lamorinda Properties LLC, a Tennessee Limited Liability Company by Warranty Deed from Stonegate Acquisitions LLC of record in Instrument No. 20240909-0069185 Register's Office for Davidson County, Tennessee, dated September 05, 2024 and recorded on September 09, 2024 and Scrivener's Affidavit recorded on February 11, 2025 of record Instrument No. 20250211-0010454 .

Being also known as 4310 Westlawn Drive, Nashville, TN 37209.

Witness my hand this 7 day of November, 2025

LAMORINDA PROPERTIES, LLC

RYAN HOOPER, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Ryan Hooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of Lamorinda Properties, LLC, and that he as such Member of Lamorinda Properties, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Lamorinda Properties, LLC.

Witness my hand and official seal this 7th day of November, 2025

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28. 2029
COUNTY OF WILLIAMSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 7th day of November, 2025.

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28. 2029
COUNTY OF WILLIAMSON

Notary Public

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 11-7-25 (date of document).

Affiant Signature

11-10-25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202511120089792