Karen Johnson
Batch # 1348919
11/20/2025 01:27:29 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20251120-0092819

QUITCLAIM DEED

YHYS HOSPITALITY GROUP, LLC & Huimin Ma

Name & Address of Property Owner

6688 Nolensville Road, Suite 108-154

Street Address or Route Number

Brentwood,	**Tennessee**	**37027**	**81-7-76**
City	State	P.O. Zip	Map-Parcel No.

Name & Address of Person or Entity Responsible for Payment of Real Property Taxes
Same

Street Address

City State P.O. Zip

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF NOVEMER 2025.

NOTARY PUBLIC

My Commission Expires: 2-24-26

MONICA LOUISE PRUITT NOTARY PUBLIC STATE OF TENNESSEE NOTARY DAVIDSON COUNTY

FOR AND IN CONSIDERATION of the sum of ten and 0/100 ($10.00) cash in hand paid, and other good and valuable consideration, ***Delores Johniene Thomas*** by these presents hereby remise, release, conveys and **QUITCLAIM** unto ***YHYS HOSPITALITY GROUP, LLC & Huimin Ma*** all of my right, title and interest each having an undivided Fifty per cent (50%) interest, as tenants in common in a certain tract or parcel of land in Davidson County, Tennessee described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 5 feet of Lot No. 2 and the southerly 40 feet of Lot No. 3 on the Map of the subdivision of Lots Nos. 21 and 30 in Owen's Buena Vista Plan of Lots as of record in Book 57, page 26, Register's Office for Davidson County, Tennessee and Plan Book 1, page 84, Chancery Court at Nashville, Davidson County, Tennessee.

Said parts of Lots Nos. 2 and 3 form together 45 feet on the easterly side of 14th Avenue North and run back parallel 140 feet to an alley.

Being the same property conveyed to Delores Johniene Thomas by Warranty Deed from Lucille Hambrick, a widow of record in Book 5878, page 617, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 2104 14th AVENUE NORTH, NASHVILLE, TENNESSEE 37208.

IN WITNESS WHEREOF I have hereunto set my hand on the 20 day November 2025

DELORES JOHNIENE THOMAS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named, **Delores Johniene Thomas,** the bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of November 2025.

NOTARY PUBLIC

My Commission Expires: 2-24-26

RUTHERFORD COUNTY
MONICA LOUISE PRUITT
STATE OF TENNESSEE NOTARY PUBLIC

This Instrument Prepared With Information Provided By the Parties By:

Law Office of Robert Greene
QUORUM FINANCIAL CENTER
4121 CLARKSVILLE PIKE, SUITE 8
NASHVILLE, TENNESSSEE 37218
(615) 59-0712 (TELEPHONE)
chili53@comcast.net