NEW OWNER:
Diagonal Properties, Series LLC
79B Factory Street
Nashville, TN 37210

SEND TAX BILL TO:
NEW OWNER
1730 Mann Road
Lebanon, TN 37087

Map & Parcel: 105-08-0C-002.00-CO

From information supplied by the parties.
No title work requested.

THIS INSTRUMENT PREPARED BY:
Samuel L. Moore
Attorney-at-Law
Cedar City Title, LLC
142 Public Square, Suite F
Lebanon, TN 37087

Karen Johnson Davidson County
Batch# 1349010 DEEDQC
11/20/2025 02:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251120-0092957

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 of which is hereby acknowledged; We, **ANTHONY VALLI and JAMI VALLI, husband and wife, ("Grantors"),** do hereby release, relinquish, and forever quitclaim unto **DIAGONAL PROPERTIES, SERIES LLC, a Tennessee Limited Liability Company, ("Grantee"), its successors and assigns,** all our right, title and interest in and to a certain tract or parcel of land lying and being in Davidson County, Tennessee and being more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, **BEING** Unit B on the Revised Property Site Plan of 79A and 79B Factory Street as shown on Exhibit 1 of the First Amendment to the Declaration Establishing a Horizontal Property Regime for The Townhomes at 79 Factory Street of record as Instrument Number 20230517-0036977, Register's Office, Davidson County, Tennessee, being a revision of the Declaration Establishing a Horizontal Property Regime for The Townhomes at 79 Factory Street of record as Instrument Number 20220624-0072597, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

AND BEING the same property conveyed to Anthony Valli and Jami Valli, husband and wife, by Warranty Deed from Trevecca Nazarene University, a Tennessee Non-Profit Corporation, dated October 30, 2025 and recorded November 4, 2025 as Instrument Number 20251104-0087843, Register's Office, Davidson County, Tennessee.

This is <u>improved</u> property known as <u>79B Factory Street, Nashville, TN 37210</u>.

Said property is quitclaimed subject to such limitations, restrictions, easements, and encumbrances as may affect the premises.

WITNESS our signatures, this the 19 day of November, 2025.

ANTHONY VALLI

JAMI VALLI

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, the within named bargainor(s), **ANTHONY VALLI and JAMI VALLI, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Lebanon, Tennessee, this 19 day of November, 2025.

MASON HESS STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

Notary Public
My Commission Expires: 09.20.2028

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is **$0.00**.

Affiant

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

MASON HESS STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

Notary Public
My Commission Expires: 09.20.2028

Tennessee Certification of Electronic Document

I, Pat White, 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 Nov 19 2025. (Date of document)

Affiant Signature

Nov 19 2025
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 19th day of 2025, 2025.

Notary signature

My commission expires:

CHASE OWENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-25-2027