RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

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

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Ryan Carreon & Dan Frumenti 1114 Polson Circle Martinez, CA 94553	New Owner	105160Z00200CO

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

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of Homes at 508 Waycross Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 508 Waycross Drive, a Horizontal Property Regime, of record in Instrument Number 20250731-0060512, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Golden Gate Ventures, LLC by Warranty Deed of record in Instrument No. 20250731-0060511, in the Register's Office of Davidson County, Tennessee.

Being also known as 508 B. Waycross Drive, Nashville, TN 37211.

Karen Johnson
Batch # 1351411
11/26/2025 10 22 28 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251126-0094421

Witness my hand this 25th day of November, 2025

GOLDEN GATE VENTURES, LLC

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of Golden Gate Ventures, LLC, and that he as such Authorized Agent of Golden Gate Ventures, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Golden Gate Ventures, LLC

Witness my hand and official seal this 25th 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 25th day of November, 2025

Notary Public

Commission expires

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