Prepared by and when recorded return to
Brothers Smith LLP
2033 N Main Street, Suite 720
Walnut Creek, CA 94597
c/o J Wesley Smith, Esq

Karen Johnson Davidson County
Batch # 1356001 DEEDWARR
12/10/2025 11 09 35 AM 3 pgs
Fees $17 00 Taxes $0 00
20251210-0098173

STATE OF California
COUNTY OF Santa Clara

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

This conveyance represents a distribution of real property to members upon the complete liquidation of 450 East, LLC, with no monetary consideration

Affiant
450 EAST, LLC
By: ERIC J TRIOLO
Its: Manager

DESIREE JEANETTE GONZALEZ
Notary Public - California
Santa Clara County
Commission # 2395798
My Comm Expires Apr 1, 2026

Subscribed and sworn to before me, this the 24 day of November, 2025.

Notary Public
My Commission Expires April 1 2026

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
John P. Triolo, Trustee 13356 Jack McClure Road Farmington, AR 72730	John P. Triolo, Trustee 13356 Jack McClure Road Farmington, AR 72730	131 02 1L 002.00

WARRANTY DEED

This Warranty Deed is made this 24 day of November, 2025, by and between **450 EAST, LLC**, a California limited liability company (herein "GRANTOR") and **JOHN P. TRIOLO, as trustee of THE JOHN P. TRIOLO IRREVOCABLE FAMILY TRUST DATED NOVEMBER 7, 2017** (herein "Grantee").

FOR AND IN CONSIDERATION OF good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, including the distribution of this property by GRANTOR to GRANTEE, in partial satisfaction of GRANTEE's membership interest as part of the complete liquidation and winding up of said limited liability company, and for no consideration other than such membership interest, GRANTOR, by and through its Manager, does hereby grant, bargain, sell and convey unto GRANTEE, and unto GRANTEE's successors and assigns forever, a **50% undivided interest** in a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No B of Homes at 1947 A and B Kimbark Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1947 A and B Kimbark Drive, a Horizontal Property Regime, of record in Instrument No. 20200417-0040365 and amended in Instrument No 20210301-0025173, 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 in said Declaration.

Being the same property conveyed to 450 East LLC, a California limited liability company, by Warranty Deed from Mary Elizabeth Hulsey in Instrument No 20220329-0036368 in the Register's Office of Davidson County, Tennessee, dated March 22, 2022, and recorded on March 29, 2022.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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

This is improved property LOCATED AT: 1947 B Kimbark Drive, Nashville, TN 37215

This conveyance is made SUBJECT TO 1) Property taxes for the year 2025 and thereafter, now due and payable but not delinquent, together with 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions, and 6) other matters of public record

This instrument is EXEMPT FROM Tennessee realty transfer tax pursuant to T C A. § 67-4-409(a)(1)(C), as the instrument evidences a return of capital only and not a transfer for consideration.

IN WITNESS WHEREOF, Grantor has executed this instrument by its authorized Member on this 21 day of November, 2025

450 East, LLC, a California Limited Liability Company

By: _____

Eric Triolo
Manager

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

STATE OF California)

COUNTY OF Santa Clara

On November 24 2025, before me, Desiree J. Gonzalez, Notary Public, personally appeared ERIC TRIOLO, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ ~~(is)/are~~ subscribed to the within instrument, and acknowledged to me that he/~~she/the~~y executed the same in his/~~her/their~~ authorized capacity~~(ies),~~ and that by ~~his/her/their~~ signature~~(s)~~ on the instrument the person~~(s),~~ or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

DESIREE JEANETTE GONZALEZ
Notary Public - California
Santa Clara County
Commission # 2395798
My Comm Expires Apr 1, 2026

Signature _____ (Seal)