Karen Johnson Davidson County
Batch# 1356015 DEEDQC
12/10/2025 11:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251210-0098183

This Instrument Prepared by
and Return To:
R. Bailey Vega, Esq.
GLANKLER BROWN, PLLC
6000 Poplar, Suite 400
Memphis, TN 38119

QUIT CLAIM DEED

THIS INDENTURE, made and entered into effective as of the 5 day of December, 2025, by and between Timothy M. Johnson, Trustee of the Grace Holdings Trust dated May 2, 2022 (hereinafter called "Grantor"), and 2302 Sunset Place, LLC, a Tennessee limited liability company (hereinafter called "Grantee").

WITNESSETH:

Grantor does hereby quit claim unto Grantee any and all of its interest in the following described real estate, situated and being in the County of Davidson, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 of the Re-Subdivision of Lots 8 & 9 of the Map of Linden Place 3 Lot Minor Plat of record in Instrument No. 20130718-0074318, corrected by Surveyor's Certificate of Correction of record in Instrument No. 20131220-0128730, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Grantor by Warranty Deed of record at Instrument No. 20220512-0054379 in the Register's Office of Davidson County, Tennessee.

Being also known as 2302 Sunset Place, Nashville, Tennessee 37212.

WITNESS the execution of this instrument by Grantor this the 5 day of December, 2025.

Grace Holdings Trust dated May 2, 2022

By: _____
TIMOTHY M. JOHNSON, Trustee

STATE OF California :

COUNTY OF Orange :

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared TIMOTHY M. JOHNSON, Trustee of the Grace Holdings Trust dated May 2, 2022, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

TL WITNESS my hand and Notarial Seal at office this 5 day of December, 2025.

THUY LE
Notary Public - California
Orange County
Commission # 2515838
My Comm. Expires Mar 28, 2029

Notary Public

THUY LE
Notary Public - California
Orange County
Commission # 2515838
My Comm. Expires Mar 28, 2029

****

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for the transfer is less than $10.00.

Affiant

Subscribed and sworn to before me this 5 day of December, 2025.

Notary Public

THUY LE
Notary Public - California
Orange County
Commission # 2515838
My Comm. Expires Mar 28, 2029

Property Address:
2302 Sunset Place
Nashville, TN 37212

Name and Property Address of Owner:
2302 Sunset Place, LLC
2302 Sunset Place
Nashville, TN 37212

Mail Tax Bills To:
2302 Sunset Place, LLC
2302 Sunset Place
Nashville, TN 37212

Tax Parcel No. 104-15-0-232.00

THIS INSTRUMENT WAS PREPARED AT THE REQUEST OF THE PARTIES HERETO WITHOUT THE BENEFIT OF A TITLE SEARCH.

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Dec 5, 2025 (date of document).

Affiant Signature

12/09/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 09 day of December, 2025.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

