PREPARED BY:
WHEN RECORDED RETURN TO:
ANDERSON BUSINESS ADVISORS, PLLC
732 BROADWAY, SUITE 201
TACOMA, WASHINGTON 98402

Karen Johnson Davidson County
Batch # 1358033 DEEDQC
12/15/2025 09:51:00 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251215-0099407

MAIL ALL TAX STATEMENTS TO:
236 BLUE HILLS DRIVE TRUST
3225 MCLEOD DRIVE, SUITE 777
LAS VEGAS, NEVADA 89121

This space reserved for Recorder's use

PARCEL # 095 07 0 044.00

QUITCLAIM DEED
TCA 67-4-409(a)(D)
(NO TAX DUE)

FOR AND IN CONSIDERATION of the sum of Zero and no/100 Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, We, **James Means and wife, Huong Means (erroneously recorded as Juong Means)**, do hereby quitclaim and convey unto, **236 Blue Hills Drive Trust, dated October 14, 2025, Mt Wilson, LLC, a Wyoming limited liability company, its successor or successors in interest, as Trustee**, its successors, and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Nashville, County of Davidson, State of Tennessee and described as follows:

Legal description attached hereto as Exhibit "A" and incorporated herein by this reference.

This conveyance is made subject to the following:
1. **2025 Metro Davidson Co taxes.**
2. **A 10 foot utility easement along the rear lot line.**
3. **Subdivision restrictions, building lines and easements of record in Book 1835, Pages 67 and 68, Register's Office of Davidson County, Tennessee.**
4. **The 120 days redemption rights of the Internal Revenue Service which expires July 20, 1994.**

Being the same property conveyed to James Means and Huong Means (erroneously recorded as Juong Means) from the Secretary of Veterans Affairs, an Officer of the United States of America by Special Warranty Deed dated September 29, 1994, recorded on October 21, 1994 in Book 9499, Page 304-307 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 236 Blue Hills Drive, Nashville, Tennessee 37214

IN TESTIMONY WHEREOF I have hereunto set my hand this 4TH day of November, 2025

James Means

Huong Means (erroneously recorded as Juong Means)

Acknowledgment

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)
)ss.
County of Los Angeles)

On November 4, 2025 before me, Gloria Elizabeth Nolasco, Notary Public Notary Public, personally appeared James Means and Huong Means (erroneously recorded as Juong Means), 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, sworn to and acknowledged to me that he/she/they 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.

GLORIA ELIZABETH NOLASCO
Notary Public - California
Los Angeles County
Commission # 2492481
My Comm. Expires Jun 15, 2028

Signature _____ (Seal)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

James Means, Affiant

Huong Means (erroneously recorded as Juong Means), Affiant

Acknowledgment

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WITNESS my hand and official seal.

GLORIA ELIZABETH NOLASCO
Notary Public - California
Los Angeles County
Commission # 2492481
My Comm. Expires Jun 15, 2028

Signature _____ (Seal)

The following information is not a part of this Deed:

Property Address:	**236 Blue Hills Drive** **Nashville, Tennessee 37214**
Owner's Name and Address:	**236 Blue Hills Drive Trust** **3225 McLeod Drive, Suite 777** **Las Vegas, Nevada 89121**
Parcel Number:	**095 07 0 044.00**
Mail Tax Bills to:	**236 Blue Hills Drive Trust** **3225 McLeod Drive, Suite 777** **Las Vegas, Nevada 89121**

Exhibit "A"
Legal Description

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 179 on the Plan of Merry Oaks Subdivision, of record in Book 1835, Page 67 and 68, Register's Office for Davidson County, Tennessee, being described as follows:

Said Lot No. 179 is described as beginning at a point in the southwesterly margin of Blue Hills Drive, the common corner of Lots 178 and 179; thence with the line between said lots southwesterly 159.5 feet to a point in the northerly line of Lot 181; thence with the line between Lots 179 and 181, southeasterly 113 feet to a concrete monument at the common corner of said lots and Lot 180; thence with the line between 179 and 180, northeasterly 113 feet to the southwesterly margin of Blue Hills Drive; thence with the margin of said Drive, northwesterly passing a concrete monument at 119 feet, in all 139 feet to the beginning.