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

Karen Johnson Davidson County
Batch # 1359318 DEEDQC
12/18/2025 11:16:56 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251218-0100568

MAIL ALL TAX STATEMENTS TO:
TN 6242 LLC
3225 MCLEOD DRIVE, SUITE 777
LAS VEGAS, NEVADA 89121

This space reserved for Recorder's use

PARCEL # 150 00 0 374.00

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

KNOW ALL MEN BY THESE PRESENTS, on this 14 day of NOVEMBER, 2025, that **Srinivasa Yarramsetti and wife, Satya Yarramsetti (previously known as Satya Pentapati),** for and in consideration of the sum of Zero and no/100 Dollars, does hereby bargain, sell, release, remise, quit claim and convey unto **TN 6242 LLC,** a Tennessee limited liability company, all their right, title and interest in the following described real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

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

Being the same property conveyed to Srinivasa Yarramsetti and Satya Yarramsetti (previously known as Satya Pentapati), by Warranty Deed from Trustees of Priest Lake Christian Fellowship as Instrument Number 20080408-0035383 in the Register's Office for Davidson County, Tennessee, dated April 4, 2008 and recorded on April 8, 2008.

Commonly known as: 0 Hobson Pike, Antioch, Tennessee 37013

IN TESTIMONY WHEREOF I have hereunto set my hand this 14 day of NOVEMBER 2025.

Srinivasa Yarramsetti

Satya Yarramsetti
(previously known as Satya Pentapati)

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 Orange)

On 11/14/2025 before me, Allan C. Balancio, notary public, personally appeared, Srinivasa Yarramsetti and Satya Yarramsetti (previously known as Satya Pentapati), 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/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.

ALLAN C. BALANCIO
Notary Public - California
Orange County
Commission # 2507493
My Comm. Expires Dec 21, 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.

Srinivasa Yarramsetti, Affiant

Satya Yarramsetti
(previously known as Satya Pentapati),
Affiant

Acknowledgment

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Notary Public - California
Orange County
Commission # 2507493
My Comm. Expires Dec 21, 2028

Signature _____ (Seal)

Exhibit "A"
Legal Description

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land situated in Council District 33 of Antioch, Davidson County, Tennessee, lying west of Hobson Pike, being part of Map 150 parcel 154 and being more particularly described as follows:

Beginning at an iron pin set in the northerly line of grantor, said pin lying North 71 deg 33' 46" E West 1595.31 feet from an iron pin at the grantor's northeast corner, in the westerly margin of Hobson Pike;

Thence, with new line South 09 deg. 56' 08" West, a distance of 216.92 feet to an iron pin set in the grantor's southerly line:

Thence, North 69 deg 17' 56" West, a distance of 227.00 feet to an existing mail in the easterly line of W.L. and Lillian G. Stinnett;

Thence, with Stinnett the following four (4) calls;

North 34 deg 53' 16" West, a distance of 109.63 feet;

Thence, North 08 deg 12' 22" East, a distance of 34.53 feet;

Thence, North 44 deg 17' 38" West, a distance of 53.55 feet;

Thence, North 03 deg 29' 26" East, a distance of 84.43 feet;

Thence, leaving the line of Stinnett and with the northerly line of the grantor, South 71 deg 33' 46" East, a distance of 358.19 feet to the point of beginning, containing 1.50 acres, more or less.

The following information is not a part of this Deed:

Property Address:	**0 Hobson Pike** **Antioch, Tennessee 37013**
Owner's Name and Address:	**TN 6242 LLC** **3225 McLeod Drive, Suite 777** **Las Vegas, Nevada 8912**
Parcel Number:	**150 00 0 374.00**
Mail Tax Bills to:	**TN 6242 LLC** **3225 McLeod Drive, Suite 777** **Las Vegas, Nevada 8912**