Name and Address of New Owner:
KDP Real Estate, LLC
PO Box 281481
Nashville, TN 37228

Karen Johnson Davidson County
Batch# 1359325 DEEDQC
12/18/2025 11:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251218-0100575

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 148-07-0-118.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **HDP Holdings, LLC, a Tennessee Limited Liability Company,** "the Grantor," convey and quitclaim unto **KDP Real Estate, LLC, a Tennessee Limited Liability company,** "the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 1009 on the Plan of Section Eight Cherokee Hills "Being a Resubdivision of Lot No 857-A & Reserved Parcels b and D Cherokee Hills Section Eight as of record in Book 3700, Page 154," of record in Plat Book 4300, Page 106, 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 HDP Holdings, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from NGS LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230406-0025127 Register's Office for Davidson County, Tennessee, dated March 31, 2023 and recorded on April 6, 2023.
>
> Being improved property known as 127 Cherokee Place, Antioch, Tennessee 37013.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

(signatures to commence on following page)

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 12 day of December, 2025.

HDP Holdings, LLC, a Tennessee Limited Liability Company

By: _____(SEAL)
Fernando Pineyro, Authorized Signer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12 day of December, 2025, before me personally appeared Fernando Pineyro, Authorized Signer of HDP Real Estate, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Authorized Signer of HDP Real Estate, LLC, the within named bargainor, a Limited Liability Company, and that such Fernando Pineyro as Authorized Signer of HDP Real Estate, LLC, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signer.

Witness my hand, at office, this 12 day of December, 2025.

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

Notary Signature
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 12 day of December, 2025.

Notary Signature
My commission expires: 11/28/27

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 12/12/2025.

Affiant Signature

12/12/2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 12 day of December, 2025.

Notary Signature

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires:
9/5/2028