QUITCLAIM DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS - **$0.00** -

Karen Johnson Davidson County
Batch# 1360567 DEEDQC
12/22/2025 12:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251222-0101497

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE

16 DAY OF December, 2025.

Christina Brown

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-2-2028

CHRISTINA BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue #403, Nashville, TN 37203
File No.: NF001754

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP PARCEL**
AXA Properties LLC 112 Gingham Drive La Vergne, TN 37086	SAME AS NEW OWNER	083150A00100CO 083150A00200CO

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I/We, **206 PERLEN VENTURES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto, **AXA PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** my right, title and interest, unto, hereinafter referred as Grantee, her Heirs and Assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit A & Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 206 Perlen Drive Homes, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20241108-0087288, and being shown on Plat attached thereto as Exhibit "B," in the Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to 206 Perlen Ventures, LLC, a Tennessee limited liability company, by Quitclaim Deed from Anas Malik Hamdulla, an unmarried man, dated December 20, 2024, recorded on January 13, 2025, of record in Instrument Number 20250113-0002689, Register's office for Davidson County, Tennessee; and also being the same property conveyed to Anas Malik Hamdulla, an unmarried man, by Warranty Deed from Donna Renee Goins, dated February 16, 2024, recorded on February 16, 2024, of record in Instrument Number 20240216-0011005, Register's Office for Davidson County, Tennessee.

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 PROVIDED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION OR WARRANTY AS TO THE STATE OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION HEREIN, THAT NO TITLE INSURANCE IS BEING PROVIDED AND NONE WAS REQUESTED, AND NO LEGAL REPRESENTATION WAS REQUESTED OR OFFERED IN THE PREPARATION OF THE SAME.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

This is unimproved property known as 206A Perlen Drive, Nashville, TN 37206 and 206B Perlen Drive, Nashville, TN 37206.

Witness our/my hand on the 16th day of December, 2025.

206 PERLEN VENTURES LLC, A TENNESSEE LIMITED LIABILITY COMPANY

By: Kim Hollingshead
Its: Authorized Signor

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, of the state and county aforesaid, personally appeared Kim Hollingshead, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Signor of 206 Perlen Ventures, LLC, a Tennessee limited liability company, and is authorized to executed the foregoing instrument for the purposes therein contained, by signing the name of 206 Perlen Ventures, LLC, a Tennessee limited liability company.

Witness my hand and official seal this 16 day of December, 2025.

CHRISTINA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public
My Commission Expires: 10-23-2029

Certificate of Authenticity

I, Kim Hollingshead, 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 12/16/2025.

Kim Hollingshead, Esq

12/16/2025
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn and subscribed before me on 12/16/2025.

Notary
My Commission Expires: 1/23/28

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON