QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P.C.: 2055 N. Mt. Juliet Road, Suite 202; Mt. Juliet, TN 37122
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Ernest A. Bennett III
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2025.

Mary Gail Porter
NOTARY PUBLIC

COMMISSION EXPIRES: 12/5/2026

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

(AFFIX SEAL)

(Blank for Register's Office Endorsement Stamp)

Karen Johnson Davidson County
Batch# 1361152 DEEDQC
12/23/2025 11:11:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251223-0101999

Name and Address of New Owner	Name and Address of Persons or Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Reflection Properties, LLC 813 Alec Court Nolensville, TN 37135	Same as New Owner	70P-C-13.00-001

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars **($10.00)**, cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **ERMIAS KASSAHUN** (hereinafter "Grantor"), do hereby convey, remise, release and quitclaim unto **REFLECTION PROPERTIES, LLC, a Tennessee limited liability company** (hereinafter "Grantee"), all of my right, title and interest in and to the following described tract (parcel) of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 35 on the Final Plat of Windhaven Shores, Section Two of record in Instrument No. 20031210-0176853, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ermias Kassahun by Special Warranty Deed from Nationstar Mortgage, LLC dated August 15, 2017 and recorded on October 31, 2017 in Instrument No. 20171031-0111284 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3213 Sailmist Point, Antioch, TN 37013.

This conveyance is subject to the liens of the Deeds of Trust of record in Instrument No. 20171031-0111285 and Instrument No. 20171031-0111286 in the Register's Office for Davidson County, Tennessee, and further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 19th day of December, 2025.

ERMIAS KASSAHUN, Grantor

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named ERMIAS KASSAHUN Grantor in the within instrument, with who I am personally acquainted or proved upon satisfactory evidence, who in my presence executed the within instrument and upon oath acknowledged that he did so freely and voluntarily and for the purpose therein contained.

WITNESS MY HAND and seal this 19 day of December 2025.

Commission Expires: 01/24/2028

NOTARY PUBLIC

ASTER TEKLEMARIAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, S. Nixon Pressley, 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 the 19th day of December, 20 25.

S. Nixon Pressley, Affiant — December 19, 2025 Date

State of Tennessee)
County of Wilson)

Sworn to and subscribed before me this 19th day of December, 20 25.

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 17, 2027