RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

This instrument prepared by:

PALMIERI, TYLER, WIENER,
WILHELM & WALDRON LLP (RAS)
1900 Main Street, Suite 700
Irvine, California 92614-7328

Karen Johnson Davidson County
Batch# 1361741 DEEDQC
12/29/2025 09:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251229-0102430

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NEW OWNER ADDRESS AND MAIL TAX STATEMENTS TO:

4508 Nebraska Avenue, LLC
1839 Sabrina Terrace
Corona Del Mar, CA 92625

MAP & PARCEL NUMBER:

A.P. No. 103-04-0-476.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION, of the sum of Ten Dollars ($10.00) and other good and valuable consideration receipt of which is hereby acknowledged, RONALD SCOTT TUCKER and KAREN TUCKER, as Co-Trustees of THE R&K TUCKER TRUST u/a/d August 29, 1995 ("Grantor"), do hereby **REMISE, RELEASE AND FOREVER QUITCLAIM** to 4508 NEBRASKA AVENUE, LLC, a Tennessee limited liability company ("Grantee"), all interest in the real property in the County of Davidson, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 of Block 12 on the Plan of a Part of Sylvan Park of record in Plat Book 332, Page 104, 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 RONALD SCOTT TUCKER and KAREN TUCKER, as Co-Trustees of THE R&K TUCKER TRUST u/a/d August 29, 1995, by Warranty Deed dated July 31, 2024 from Michael E. Franke and Mary E. Franke, husband and wife, recorded at Instrument No. 20240802-0059029, Register's Office for Davidson County, Tennessee.

AKA: 4508 Nebraska Avenue, Nashville, TN 37209

Dated: December 12, 2025

THE R&K TUCKER TRUST, u/a/d August 29, 1995

RONALD SCOTT TUCKER, Co-Trustee

KAREN TUCKER, Co-Trustee

Notary Acknowledgement Attached
MAIL TAX STATEMENTS AS INDICATED ABOVE

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)
County of Orange)

On December 12, 2025, before me, Gillian Wright DeGraff, Notary Public, personally appeared RONALD SCOTT TUCKER and KAREN TUCKER, 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.

Signature _____

(Seal)

GILLIAN WRIGHT DEGRAFF
Notary Public - California
Orange County
Commission # 2407437
My Comm. Expires Jun 22, 2026

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

State of California

County of Orange

The actual consideration or true value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to (or affirmed) before me on this 12th day of December, 2025.

Notary

GILLIAN WRIGHT DEGRAFF
Notary Public - California
Orange County
Commission # 2407437
My Comm. Expires Jun 22, 2026

(SEAL)

Tennessee Certification of Electronic Document

I, Landon Azling, 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 December 12, 2025 (date of document).

Affiant Signature

12/12/25
Date

State of California

County of Orange

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

BRIANA BLACKFORD
Notary Public - California
Orange County
Commission # 2419040
My Comm. Expires Oct 1, 2026

Briana Blackford
Notary's Signature

MY COMMISSION EXPIRES: Oct. 1, 2026

NOTARY'S SEAL