Karen Johnson Davidson County
Batch# 1372712 DEEDQC
01/23/2026 07:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260123-0005544

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is **$0**. Affiant Sworn to and subscribed before me this 21st day of January, 2026. Notary Public My commission expires: 09/20/2028 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

HALEY DROST STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 09/20/2028

QUITCLAIM DEED

THIS INDENTURE, made this 21st day of January, 2026, among:

MARINA S. RUCKER,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

LAO-LAO, LLC,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Being Lot Number 314 on the Plan of Edge-O-Lakes Estates, Section 7, as of Record in Book 3700, Page 79, Register's Office for Davidson County, Tennessee. Said Lot Number 314 fronts 80.0 feet on the Southerly side of Sailboat Drive and runs back between lines 150.0 feet on the Easterly side and 110 feet on the Westerly side to a broken line in the rear on which it measures 100 feet. Also known as: 276 Sailboat Drive, Nashville, Tennessee 37217

Being the same property conveyed to Marina S. Rucker, by Warranty Deed from Jing Guang Zheng, and Ying Zheng, dated April 30, 2014, and recorded May 12, 2014, at Instrument No. 20140512-0040440, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 276 Sailboat Drive, Nashville, Tennessee 37217.

THIS DEED has been prepared solely upon information furnished by **Marina S. Rucker.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Marina S. Rucker
MARINA S. RUCKER

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Marina S. Rucker**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of January, 2026.

Haley Drost
Haley Drost, Notary Public
My Commission Expires: September 20, 2028



Owner Name & Property Address:

Lao-Lao, LLC
724 Cloverland Place
Brentwood, TN 37027

Responsible Party For Taxes:

Lao-Lao, LLC
724 Cloverland Place
Brentwood, TN 37027

Tax Map and Parcel: 149 04 0 128.00

Certificate of Authenticity

I, Trent Linville, 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 January 21, 2026

Date

Affiant Signature

1/21/26

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 21st day of January, 2026.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY