Karen Johnson Davidson County
Batch# 1372714 DEEDQC
01/23/2026 07:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260123-0005546

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|---|---|
| **This Instrument Prepared By:**<br>Linville Estate Law<br>830 Crescent Centre Dr., Suite<br>320 Franklin, TN 37067<br><br>**After Recording Return To The Above.** | The actual consideration for this transfer is $0.<br>HALEY DROST STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 09-20-2028<br>Marina S. Rucker<br>Affiant<br>Sworn to and subscribed before me this 21st day of January, 2026.<br>Haley Drost<br>Notary Public<br>My commission expires: 09/20/2028<br>This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi). |

# QUITCLAIM DEED

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

**MARINA S. RUCKER, AN UNMARRIED WOMAN,**

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".

**Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Section One, Towne Village of the Country of record in Plat Book 5200, Page (s) 55 and 56, 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 Marina S. Rucker, an unmarried woman, by Warranty Deed from Bosco Tanson and Aline Nininahazwe Tanson, husband and wife, dated January 20, 2021, and recorded January 21, 2021, at Instrument No. 20210121-0009381, in the Register's Office for Davidson County, Tennessee.**

**This improved property is situated at 3141 Stoney Brook Circle, Antioch, TN 37013.**

**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

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

**Owner Name & Property Address:**

Lao-Lao, LLC
5724 Cloverland Place
Brentwood, TN 37027

**Responsible Party For Taxes:**

Lao-Lao, LLC
5724 Cloverland Place
Brentwood, TN 37027

## Tax Map and Parcel: 150-07-0-032.00

## 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)

