Karen Johnson Davidson County
Batch# 1372717 DEEDQC
01/23/2026 07:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260123-0005551

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.

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

Marina S. Rucker
Affiant

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

Haley Drost
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).

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".

A tract of land in the 5th, formerly 7th, Civil District of Davidson County, Tennessee, described according to a survey made by T. R. Sanford, Surveyor, September 24, 1956, as follows:

BEGINNING in the center of Asylum Lane at the northeast corner of the property conveyed to Joseph F. Dunn, et ux, Elizabeth Dunn, by deed from.W. F. Gay et ux, of record in Book 545, page 33, R.O.D.C., Tennessee; thence with the center line of Asylum Lane north 2° 50' east 146.6 feet to a point; thence north 88° 30' west 222.5 feet to a point; thence southwesterly 50 feet to an iron pin; thence south 6° 22' west 97.4 feet to an iron pin; thence with Dunn's northerly line south 87° 40' east 243.4 feet to the point of beginning.

Being the same property conveyed to Marina S. Rucker, an unmarried woman, by Quit Claim Deed from Jeffrey L. Rucker, and unmarried man, dated November 16, 2020, and recorded November 24, 2020, at Instrument No. 20201124-0137638, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 3309 Ezell Road, Nashville, TN 37211.

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: 134-15-21

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

T Linville
Affiant Signature

1/21/26
Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 21st day of January, 20 26.

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