Karen Johnson Davidson County
Batch# 1372718 DEEDQC
01/23/2026 07:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260123-0005552

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 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).**

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 No. 27 on the Plan of Woodland Hills, Phase One, as of record in Plat Book 6900, Page 666-669 and Surveyors Correction at Book 7574, Page 894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Marina S. Rucker, by Warranty Deed from Phu Han Tran and wife, Van B. Tran, dated July 8, 2021, and recorded July 8, 2021, at Instrument No. 20210708-0092510, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 3977 Atkins Drive, 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-

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: 13409005100

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