THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 6 day of February, 2026.

Notary Public

My Commission Expires: 5/8/2028

Karen Johnson
Batch # 1377291
02/09/2026 09:42:03 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260209-0009123

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MarCan 413, LLC 2146 Utopia Ave Nashville, TN 37211	New Owner	Map and Parcel No.: 070-13-0-180.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **LeMar Properties, LLC, a Tennessee limited liability company** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **MarCan 413, LLC, a Tennessee limited liability company**, its members, assigns and successors of interest, all of its interest in the following land:

Land in Davidson County, Tennessee, being Lot 2, Final Plat Subdivision of the Plat of Resha Heights, as shown on plat of record in Instrument No. 20251112-0090068, 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 part of the same property conveyed to LeMar Properties, LLC, a Tennessee limited liability company by Warranty Deed from Vic Lakes Properties, LLC, a Tennessee limited liability company, dated December 5, 2024 and recorded on December 9, 2024 in Instrument No. 20241209-0095203, in the Register's Office of Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10 day of February, 2026.

LeMar Properties, LLC

By: Maria De Jesus Martinez Rolon, Member

By: Enzo Leomir Canaca Rodriguez, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared **Maria De Jesus Martinez Rolon** and **Enzo Leomir Canaca Rodriguez** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the sole members (or other officer authorized to execute the instrument) of **LeMar Properties, LLC, a Tennessee limited liability company,** the within named bargainor, and that they as such authorized member have executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself/himself as such aforesaid authorized member.

Witness my hand, at Office, this 10 day of February, 2026.

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Notary Public

My Commission Expires: _____