Karen Johnson Davidson County
Batch# 1377379 DEEDQC
02/09/2026 11:01:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260209-0009307

QUITCLAIM DEED

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 05-08-2029
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2025-GTE-541

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hsu Properties LLC	Same as owner	071 05 0I 011.00
(NAME) 125 Ventura Way	(NAME)	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Chunmei Hsu and Peter Hsu, wife and husband**, (the "**Grantors**"), by these presents do hereby quitclaim, transfer and convey to **Hsu Properties LLC**, a Tennessee limited liability company, (the "**Grantees**"), its successors and assigns, all their right, title, and interest in that certain property in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This is improved property located at 125 Ventura Way, Nashville, TN 37207.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 3 day of February, 2026.

GRANTOR:

Chunmei Hsu

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Chunmei Hsu, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3 day of February, 2025.

NOTARY PUBLIC

My Commission Expires: 05-08-2029

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

GRANTOR:

Peter Hsu

STATE OF ~~MASSACHUSETTS~~ Tennessee KR

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Peter Hsu, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3 day of February, 2025.

NOTARY PUBLIC

My Commission Expires: 05-08-2029

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit 11, inclusive, together with the appurtenant interests in the common elements of HORIZON NASHVILLE, a horizontal property regime established by Declaration of Covenants, Conditions and Restrictions for HORIZON NASHVILLE, a Planned Unit Development, of record as Instrument No. 20240215-0010634, Register's Office for Davidson County, Tennessee, said units being depicted on Exhibit "B" to the aforementioned Declaration, to which Declaration reference is hereby made for a more particular description of said Units.

Being the same property conveyed to Chunmei Hsu and Peter Hsu, wife and husband from Horizon Development Partners I, a Tennessee general partnership, by Special Warranty Deed dated December 1, 2025, of record in Instrument No. 20251203-0095664, Register's Office of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 February 3, 2026.

Affiant Signature

February 3, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3rd day of February, 2026.

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 03/09/27