QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1380524 DEEDQC
02/13/2026 08:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260213-0011463

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS - **$0.00** - .

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8th DAY OF January, 2026

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/17/27

KIMBERLY HOLLINGSHEAD
TENNESSEE NOTARY PUBLIC
My Comm Exp. February 17, 2027
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue #403, Nashville, TN 37203
File No.: 111225

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
3 Sophia Rain LLC 2 Carmel Lane Brentwood, TN 37027	SAME AS NEW OWNER	069010A01900CO 069010A00800CO 069010A00900CO

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I/We, **GUERRIER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto, **3 SOPHIA RAIN LLC, A TENNESSEE LIMITED LIABILITY C**, my right, title and interest, unto, hereinafter referred as Grantee, her Heirs and Assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 8, 9 and 19, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Cato Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20210318-0036188, amended by Instrument Number 20210901-0117737, and being shown on Plat attached thereto as Exhibit "B," in the Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Guerrier Development, LLC, a Tennessee limited liability company, by Quitclaim Deed from Cato Cottages Final Phase, LLC, a Tennessee limited liability company, dated August 19, 2024, recorded on August 21, 2024, of record in Instrument Number 20240821-0064246, Register's office for Davidson County, Tennessee; and also being the same property conveyed to Cato Cottages Final Phase, LLC, a Tennessee limited liability company, by Quitclaim Deed from Guerrier Development, LLC, a

Tennessee limited liability company, dated April 3, 2023, recorded on April 4, 2024, of record in Instrument Number 20230404-00243406, Register's office for Davidson County, Tennessee; and also being a portion of the same property conveyed to Guerrier Development, LLC, a Tennessee limited liability company, by Warranty Deed from Doris J. Francois, unmarried, of record in Instrument Number 20170801-0078061, Register's office for Davidson County, Tennessee.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION OR WARRANTY AS TO THE STATE OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION HEREIN, THAT NO TITLE INSURANCE IS BEING PROVIDED AND NONE WAS REQUESTED, AND NO LEGAL REPRESENTATION WAS REQUESTED OR OFFERED IN THE PREPARATION OF THE SAME.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

This is unimproved property known as 321, 340 and 342 Sophia Rain Drive, Nashville, TN 37218.

Witness our/my hand on the 8th day of ~~December~~ January, ~~2025.~~ 2024

GUERRIER DEVELOPMENT, LLC, a Tennessee limited liability company

By: Elde Guerrier
Its: Managing Member

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, of the state and county aforesaid, personally appeared Elde Guerrier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Member of Guerrier Development, LLC, a Tennessee limited liability company, and is authorized to executed the foregoing instrument for the purposes therein contained, by signing the name of Guerrier Development, LLC, a Tennessee limited liability company by himself/herself as Managing Member.

Witness my hand and official seal this 8th day of ~~December~~ January, ~~2025.~~ 2024

KIMBERLY HOLLINGSHEAD
TENNESSEE NOTARY PUBLIC
My Comm Exp. February 17, 2027
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 2/17/27

Certificate of Authenticity

I, Kim Hollingshead, 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 1/8/2026.

Kim Hollingshead, Esq

1/8/2026
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn and subscribed before me on 1/8/2026.

Notary
My Commission Expires: 1/23/28

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON