Karen Johnson Davidson County
Batch # 1382499 DEEDQC
02/18/2026 11:13:23 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260218-0012843

This Instrument Prepared By and Return to:

Joseph P. Rusnak
TUNE, ENTREKIN & WHITE, P.C.
Capitol View, Suite 600
500 11th Avenue North
Nashville, TN 37203
(615) 244-2770

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
RAJ Holdings, LLC 7175 Nolensville Rd., STE 207 Nolensville, TN 37135-9656	RAJ Holdings, LLC 7175 Nolensville Rd., STE 207 Nolensville, TN 37135-9656	181 02 0D 001.00 - 006.00

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00) the undersigned, Joon Properties, LLC, a Tennessee limited liability company (the "Grantor"), does hereby quitclaim and convey to RAJ Holdings, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of its right, title, and interest in and to a certain tract of land located in Nashville, Davidson County, Tennessee and described as follows:

Being a 1.075 more or less acre tract of land located in the 31st Councilmanic District of Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps & Associates, Inc., Mark E. Lowrance, Tennessee R.L.S. No. 1660, and being Units 1 - 6 as established by the "Declaration of Protective Covenants, Conditions and Restrictions Establishing a Condominium Known as Sunnywood Place" of record as Instrument No. 20240214-0010197 in the Register's Office for Davidson County, Tennessee and described as follows:

Starting at a point on the southerly margin of Sunnywood Drive (60' Right-of-Way), said point being the most northwesterly comer of the plan of Sugar Valley Place, Section One, of record in Instrument Number 20140331-0026154, Register's Office Davidson County, Tennessee; Thence with said margin of Sunnywood Drive, and with a curve to the right having a radius of 900.00 feet through a central angle of 02 Degrees 55 Minutes 18 Seconds, an arc length of 45.90 feet, a chord bearing and distance of North ·72 Degrees 48 Minutes 04 Seconds West, 45.89 feet to an iron pin (new), the Point of Beginning;
Thence leaving said margin of Sunnywood Drive, and with the northerly line of Lenox Creekside, Phase Two, of record in Instrument Number 20060306-0025686, the following four calls:
South 18 degrees 39 Minutes 35 Seconds West a distance of 115.00 feet to an iron pin (new);
Thence North 65 Degrees 53 Minutes 50 Seconds West a distance of 192.56 feet to an iron pin (new);
Thence North 53 Degrees 11 Minutes 48 Seconds West a distance of 256.45 feet to an iron pin (new);
Thence North 44 Degrees 03 Minutes 39 Seconds East a distance of 115.00 feet to an iron pin (new) set on the southerly margin of Sunnywood Drive;
Thence with said margin of Sunnywood Drive, and with a curve to the left having a radius of 900.00 feet through a central angle of 25 Degrees 24 Minutes 04 Seconds, an arc length of 399.00 feet and a chord bearing and distance of South 58 Degrees 38 Minutes 23 Seconds East, 395.75 feet to the point of beginning, containing 46,837 Square Feet or 1.075 Acres, more or less.

Being a portion of the same property conveyed to Joon Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Sugar Valley, G.P., a Tennessee general partnership, of record at Instrument No. 20160913-0096242, Register's Office Davidson County, Tennessee.

This is improved property located at 6785 - 6793 Sunnywood Drive, Nashville, Davidson County, Tennessee and unimproved land located at 6795 Sunnywood Drive, Nashville, Davidson County, Tennessee .

IN WITNESS THEREOF, the Grantor has caused this instrument to be executed on this 17 day of FEBRUARY 2026.

JOON PROPERTIES, LLC
a Tennessee limited liability company

By: _____
Its: Avi Spielman, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JOSEPH P. RUSNAK, a Notary Public of said County, Avi Spielman, with whom I am personally acquainted and represented himself to be the Authorized Member for the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing Quitclaim Deed for the purpose therein contained, by signing the name of Joon Properties, LLC, a Tennessee limited liability company, by himself as such Authorized Member.

WITNESS my hand, at office, this 17 day of FEBRUARY 2026.

_____
NOTARY PUBLIC

My Commission Expires:
2 NOVEMBER 2026

JOSEPH P RUSNAK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

RAJ HOLDINGS, LLC
a Tennessee limited liability company

By: _____
Its: Avi, Spielman, Authorized Member

Personally appeared before me, JOSEPH P. RUSNAK, a Notary Public of said County, Avi Spielman, with whom I am personally acquainted and represented himself to be the Authorized Member for the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing for the purpose therein contained.

WITNESS my hand, at office, this 17 day of FEBRUARY 2026.

_____
NOTARY PUBLIC

My Commission Expires:
2 NOVEMBER 2026

JOSEPH P RUSNAK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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