QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1383832 DEEDQC
02/20/2026 02:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260220-0013785

STATE OF TEXAS

COUNTY OF TARRANT

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

Elde Guerrier
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13th DAY OF February, 2026.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7/13/28

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue #403, Nashville, TN 37203
File No.: 161125

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
7678 SB LLC 2 Carmell Lane Brentwood, TN 37027	SAME AS NEW OWNER	128 00 0 056.00

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, **7678 SB LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of John Hill Property of record in Instrument No. 20161228-0136432, 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 a portion of the same property conveyed to Guerrier Development, LLC, a Tennessee limited liability company, by Quitclaim Deed from Shahid A. Choudhury and Shahana A. Choudhury, husband and wife, dated May 17, 2024, and recorded on May 20, 2024, of record in Instrument No. 20240520-0037458, in the Register's Office for Davidson County, Tennessee; and also being a portion of the same property conveyed to Shahid A. Choudhury and Shahana A. Choudhury, husband and wife, by Warranty Deed from John Robert Hill, unmarried, dated August 25, 2016, and recorded on August 25, 2016, of record in Instrument No. 20160825-0089233, in the 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 7678 Sawyer Brown Road, Nashville, TN 37221.

Witness our/my hand on the 13th day of February, 2026.

GUERRIER DEVELOPMENT, LLC, a Tennessee limited liability company

By: Elde Guerrier
Its: Mananging Member

STATE OF TEXAS

COUNTY OF Tarrant

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 13th day of February, 2026.

Kristin Michelle Edwards
My Commission Expires
7/13/2028
Notary ID125072534

Notary Public
My Commission Expires: 7/13/28

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 02/13/2026.

Kim Hollingshead, Esq

02/13/2026

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn and subscribed before me on 02/13/2026.

Notary

My Commission Expires: 1/23/28

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON