Karen Johnson Davidson County
Batch# 1386553 DEEDQC
02/27/2026 01:13:30 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20260227-0015718

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

Address New Owner as Follows:	**Send Tax Notices to:**	**Map-Parcel Numbers**
THOMAS J SMITH 13424 WANDERING RIDGE WAY CHINO HILLS, CA 91709	THOMAS J SMITH 13424 WANDERING RIDGE WAY CHINO HILLS, CA 91709	092-02-0F-010.00

QUITCLAIM DEED

Exempt Pursuant to T.C.A. Code 67-4-409(____)

THIS QUITCLAIM DEED, made this 25th day of February 2026, by Grantor, **ASM ENTERPRISES LLC, A NEVADA LIMITED LIABILITY COMPANY, WHICH ACQUIRED TITLE AS ASM ENTERPRISES SERIES LLC, A NEVADA LIMITED LIABILITY COMPANY,** whose tax mailing address is **2410 MEHARRY BLVD 6, NASHVILLE, TN 37208,** for consideration paid, quitclaims to **THOMAS J SMITH, A MARRIED MAN,** Grantee(s), whose address is 13424 WANDERING RIDGE WAY, CHINO HILLS, CA 91709

WITNESSETH, That the said Grantor, having been duly authorized by a resolution of its board of directors or otherwise, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, does by these presents hereby convey, remise, release and forever **QUITCLAIM** unto the said Grantee(s), and its successors and assigns, all the right, title, interest and claim, if any, which the said Grantor has in and to the following described tract of land in the County of DAVIDSON, State of Tennessee, to wit:

Legal Description: That Certain Tract or Parcel of Land in Davidson County, Tennessee, Together with all Appurtenances, Privileges, and Easements, as more Particularly Described as Follows, to wit:

A certain unit located in Davidson county, Tennessee, being Unit No. 10 of the heritage at Jefferson townhomes, a horizontal property Regime with private elements established pursuant to the provision of the Tennessee horizontal property act as the same is set out in Section 66-27-101, et seq. of the Tennessee code annotated, under the Declaration of covenants, conditions and restrictions establishing The heritage at Jefferson townhomes of record in Instrument No. 20161202-0126840,

as amended in Instrument No. 20190510-0044214, and in Instrument No. 20220127-0009964, in the register's office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the by-laws for the administration thereof, and all Easements, rights, and interest in favor of other unit owners, and all Sewer, water, electrical, telephone, and other utility easements Now or hereafter established over, through, or upon the land Embracing the regime and buildings thereof; said unit being depicted on exhibit to said declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit D to said declaration.

Being the same property conveyed to Thomas Jesus Smith, Married Man, by Warranty Deed from Humphreys County Properties, LLC, A Tennessee Limited Liability Company, dated 11/20/2023 and recorded on 11/28/2023 of record in Instrument No. 20231128-0091785, in the Register's Office of Davidson County, Tennessee and Being the same property further conveyed to ASM Enterprises Series LLC, A Nevada Limited Liability Company, by Quitclaim Deed from Thomas Jesus Smith, a Married Man, dated 11/19/2024 and recorded on 12/02/2024 of record in Instrument No. 20241202-0093490, in the Register's Office of Davidson County, Tennessee.

Parcel No.: 092-02-0F-010.00
Commonly Known As: 2410 MEHARRY BLVD 6, NASHVILLE, TN 37208
This instrument was prepared without the benefit of a title examination.

The word "Grantee(s)" as used herein shall include the plural where appropriate, and pronouns shall be construed according to their proper gender and number according to the context thereof.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

IN WITNESS WHEREOF, the said Grantor has signed these presents on 2/25/26.

ASM ENTERPRISES LLC, A NEVADA LIMITED LIABILITY COMPANY WHO ACQUIRED TITLE AS ASM ENTERPRISES SERIES LLC, A NEVADA LIMITED LIABILITY COMPANY

By: _____

Name: Thomas J Smith

Title: Member

STATE OF California)
COUNTY OF San Bernardino)

The foregoing instrument was acknowledged before me this 25th day of February, 20 26, by Thomas J. Smith, who is personally known to me (or satisfactorily proven) to be the member of **ASM ENTERPRISES LLC, A NEVADA LIMITED LIABILITY COMPANY WHO ACQUIRED TITLE AS ASM ENTERPRISES SERIES LLC, A NEVADA LIMITED LIABILITY COMPANY** and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

_____
Notary Public
My Commission Expires: 08/15/2027

See Attached CA Certificate For Seal.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Bernardino)

On February 25th, 2026 before me, Adela Esmeralda Ayala, Notary Public
(insert name and title of the officer)

personally appeared Thomas J. Smith,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ADELA ESMERALDA AYALA
COMM. #2459198
Notary Public · California
Riverside County
My Comm. Expires Aug. 15, 2027

Signature _____ (Seal)

IN WITNESS WHEREOF, the said Grantor has signed these presents on 2/25/26.

ASM ENTERPRISES LLC, A NEVADA LIMITED LIABILITY COMPANY WHO ACQUIRED TITLE AS ASM ENTERPRISES SERIES LLC, A NEVADA LIMITED LIABILITY COMPANY

By: _____

Name: Guadalupe L Sandoval

Title: Member

STATE OF California)
COUNTY OF San Bernardino)

The foregoing instrument was acknowledged before me this 25th day of February, 20 26, by Guadalupe L. Sandoval, who is personally known to me (or satisfactorily proven) to be the Member of **ASM ENTERPRISES LLC, A NEVADA LIMITED LIABILITY COMPANY WHO ACQUIRED TITLE AS ASM ENTERPRISES SERIES LLC, A NEVADA LIMITED LIABILITY COMPANY** and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

*See Attached CA Certificate For Seal.

_____
Notary Public
My Commission Expires: 08/15/2027

Recordation Requested By/Return to:
USA NATIONAL TITLE COMPANY
301 N. LAKE AVENUE SUITE 300
PASADENA, CA 91101
File No. USAREF02119

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Bernardino)

On February 25th, 2026 before me, Adela Esmeralda Ayala, Notary Public
(insert name and title of the officer)

personally appeared Guadalupe L. Sandoval,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ADELA ESMERALDA AYALA
COMM. #2459198
Notary Public · California
Riverside County
My Comm. Expires Aug. 15, 2027

NRO1 NRO1

Signature _____ (Seal)

OATH OF VALUE CONSIDERATION

STATE OF California
COUNTY OF San Bernardino

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

J. J. Smith
Affiant

Sworn to and subscribed before me, this the 25th day of February, 2026 by Thomas J. Smith.

Notary Public
My commission expires: 08/15/2027

*See Attached CA Jurat For Seal.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Bernardino

Subscribed and sworn to (or affirmed) before me on this 25th day of February, 2026, by Thomas J. Smith,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

ADELA ESMERALDA AYALA
COMM. #2459198
Notary Public · California
Riverside County
My Comm. Expires Aug. 15, 2027

(Seal)

Signature

Tennessee Certification of Electronic Document

I, Sandra Robles, 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 2/25/26 (date of document).

Affiant Signature

2/26/26
Date

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

Subscribed and sworn to (or affirmed) before me on this 26th day of February, 2026, by Sandra Robles proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

CINDY ROBLES
Notary Public - California
Orange County
Commission # 2526893
My Comm. Expires Jul 12, 2029

(Notary Seal)

Cindy Robles
Notary's Signature

My Commission Expires: July 12, 2026