Karen Johnson Davidson County
Batch# 1386570 DEEDQC
02/27/2026 01:47:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260227-0015738

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This quitclaim deed was prepared without the benefit of a title search.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
The Johnson Reyes Family Living Trust 3417 Amanda Ave Nashville, TN 37215	NEW OWNERS	117-07-0-142.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **HOTEES WORLD PROPERTIES, LLC, a Tennessee limited liability company,** by these presents does hereby quitclaim and convey unto **The Johnson Reyes Family Living Trust,** its heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the North One-Half of Lot No. 73 on the Map of the North part of Noel Subdivision of Watkins Grove, as of record in Book 547, page 156, Register's Office for said County. Said part of said lot fronts 100 feet on the Westerly side of Amanda Avenue, and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Hotees World Property, LLC, a Tennessee limited liability company, from Joan W. Dougherty, an unmarried woman, by Warranty Deed dated July 17, 2024, and recorded July 24, 2024, in Instrument No. 20240724-0055757, Register's Office of Davidson County, Tennessee.

Commonly known as 3417 Amanda Avenue, Nashville, Tennessee 37215.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
25 day of February 2026.

My commission expires:
(Affix Seal)

SEE NEXT PAGE
Notary Public

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 Los Angeles

Subscribed and sworn to (or affirmed) before me on this 25 day of February, 2026, by Jose Manuel Reyes,

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

BRETT AARON HABER
Notary Public - California
Los Angeles County
Commission # 2437277
My Comm. Expires Feb 5, 2027

(Seal)

Signature

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 25 day of February 2026.

HOTEES WORLD PROPERTIES, LLC
By:_____
Name: Jose Manuel Reyes
Its: Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, personally appeared **Jose Manuel Reyes**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Manager of **HOTEES WORLD PROPERTIES, LLC**, the within named bargainor, a limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Partnership for the purposes therein contained.

Witness my hand this ___ day of _____ 2026.

_____
Notary Public
My Commission expires_____

See Attached.

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 Los Angeles)

On February 05, 2026 before me, Brett A. Haber, Notary Public
(insert name and title of the officer)

personally appeared Jose Manuel Reyes,
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.

BRETT AARON HABER
Notary Public - California
Los Angeles County
Commission # 2437277
My Comm. Expires Feb 5, 2027

Signature _____ (Seal)

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 2-25-2026

Affiant Signature

27th day of February, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

