This Instrument Prepared By and Return To:
Premier Escrow, LLC
4301 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Lamorinda Properties, LLC	New Owner	044-13-0A-001.00-CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Ryan Hooper,** do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **Lamorinda Properties, LLC, a Tennessee Limited Liability Company,** to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit A of Homes at 101 & 103 Claudia Drive, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 101 & 103 Claudia Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20210706-0090565, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 101 & 103 Claudia Drive, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210706-0090565, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Ryan Hooper by Quitclaim Deed of record in Instrument No. 20260223-0014086, Register's Office for Davidson County, Tennessee.

Being also known as 101 Claudia Drive, Old Hickory, TN 37138.

Karen Johnson Davidson County
Batch # 1390319 DEEDQC
03/09/2026 09:48:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260309-0018467

Witness my hand this 6th day of March, 2026

RYAN HOOPER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Ryan Hooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of March, 2026.

JOSEPH WHITE TENNESSEE NOTARY PUBLIC My Comm. Expires May 28, 2029 COUNTY OF WILLIAMSON

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 6th day of March, 2026.

JOSEPH WHITE TENNESSEE NOTARY PUBLIC My Comm. Expires May 28, 2029 COUNTY OF WILLIAMSON

Notary Public

Commission expires: