Karen Johnson Davidson County
Batch # 1400251 DEEDQC
04/01/2026 02:36:05 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260401-0026029

This Instrument Prepared By: Taylor Niemi at 4100 Hillsboro Pike #1509, Nashville, TN 37215, USA, paige Niemi at 205 N Conejo School Rd #105, Thousand Oaks, CA 91362

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Taylor Niemi, not married, of 4100 Hillsboro Pike #1509, Nashville, TN 37215, USA, and paige Niemi, not married, of 205 N Conejo School Rd #105, Thousand Oaks, CA 91362, (collectively the "Grantor"), for and in consideration of 10.00 Dollars, does hereby sell, remise, release, and convey, as well as quitclaims, unto HEADMAVIN HOLDINGS 01 LLC, a Tennessee corporation, whose tax mailing address is Post office, 810 Oak Meadow Dr #681153, Franklin, TN 37064, (the "Grantee") as the sole tenant, the following described real estate located in the county of Davidson, State of Tennessee:

Lot 33 Thornton Grove PUD PH 1A.

Being all or part of the same property described in the County Register's Deed book 20210813, Page 0109550

~~TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments attached to the property, unto the Grantee, Grantee's heirs and assigns, forever.~~

IN WITNESS WHEREOF the Grantor has executed this instrument this 31 day of March, 20 24.

Signed in the presence of:

Jean Niemi
Witness signature

Jean Niemi
Witness name

Taylor Niemi

Paige Niemi
paige Niemi

Grantor Acknowledgement

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Rylan Marsh, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Taylor Niemi, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Quitclaim Deed, and acknowledged that they executed this Quitclaim Deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 31 day of March, 2026.

Notary Public, the State of Tennessee

RYLAN MARSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

County of Davidson

My commission expires: 7-7-27

Grantor Acknowledgement

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 Ventura

On this 27th day of March, 2026, before me, Matthew B Fennessy, Notary Public personally appeared paige Niemi, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person 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.

Notary Public

MATTHEW B. FENNESSY
Notary Public - California
Ventura County
Commission # 2431765
My Comm. Expires Dec 20, 2026

Matthew B Fennessy
(print name)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 10
_____, Affiant
Subscribed and sworn before me this the
1 Day of April, 2026.
J. Rivera, Deputy Register

Register's Fee $ _____

Mail Tax Notice to: HEADMAVIN HOLDINGS 01 LLC, Post office, 810 Oak Meadow Dr #681153, Franklin, TN 37064

Parcel Number: 050020C03300CO