Name and Address of New Owner:
Trinity East Holdings, LLC
324 E Trinity Lane
Nashville, TN 37207

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
ForthRight Title, LLC
116 Maple Row Blvd,
Hendersonville, TN 37075

Map & Parcel No: **071 07 0 204.00**

Karen Johnson
Batch # 1404878
04/13/2026 03:36:23 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260413-0029999

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Elite Multitude Services LLC dba The Wax House,** "the Grantor," convey and quitclaim any interest they have unto **Trinity East Holdings, LLC, a Tennessee Limited Liability Company ,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the west 50 feet of Lot Number 10 on the Map of Trinity Heights T. W. Crutchers Tr's Subd, of record in Book 332, page 4, Register's Office for Davidson County, Tennessee. Said part of Lot Number 10 fronts 50 feet on the southerly side of Trinity Lane and extends back 170.8 feet on the east line and 169.5 feet on the west line to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Elite Multitude Services LLC dba The Wax House, by Warranty Deed from East Labrador Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20250128-0006627, in the Register's Office of Davidson County, Tennessee, dated January 10, 2025, and recorded on January 28, 2025.

Improved property known as: **324 E Trinity Ln, Nashville, TN 37083**

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

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 FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor executed this Quitclaim Deed on the 9th day of April, 2026.

Elite Multitude Services LLC dba The Wax House

By: Jasmine Miller
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, THE UNDERSIGNED NOTARY of the state and county mentioned, personally appeared Jasmine Miller, Sole Member of Elite Multitude Services LLC dba The Wax House, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Elite Multitude Services LLC dba The Wax House, the within named bargainor, a Tennessee Limited Liability Company, and that such Jasmine Miller, Sole Member of Elite Multitude Services LLC dba The Wax House, as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

WITNESS my hand and official seal this 9th day of April, 2026.

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary Public
My commission expires: 1/31/2027

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
9th day of April, 2026.

Notary Public
My commission expires: 1/31/2027

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON