BOX 10-A

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

Karen Johnson Davidson County
Batch # 1405746 DEEDQC
04/15/2026 09:55:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260415-0030678

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Golden Gate Ventures, LLC 4003 Murphy Road Nashville, TN 37209	New Owner	028J-A-001.00

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

Being Lots No. 21 and 22 on the Plan of C. H. TRITSCHLER'S SUBDIVISION OF LOTS NOS. 347, 348 AND A PART OF LOT NO. 349 ON THE PLAN OF WEST LAWN Subdivision of record in Plat Book 843, Page 51, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 50 feet on the Northerly side of West Lawn and runs back between parallel lines, 141 feet to a dead line.

Included in the above description, but specifically Excluded from this conveyance are those portions along the North boundary line of said Lots No. 21 and 22 that are described in an instrument of record in Book 9182, Page 342, said Register's Office.

Being a portion of the same property conveyed to Paul M. Smith, III, an unmarried man by Warranty Deed from Susan Henderson, unmarried of record in Instrument No. 20090601-0050334, in the Register's Office for Davidson County, Tennessee, dated June 01, 2009 and recorded on June 01, 2009.

Being a portion of the same property conveyed to Paul Maxwell Smith and Catherine Loftis Smith, husband and wife by Quitclaim Deed from Paul M. Smith, III, married of record in Instrument No. 20160601-0054802, in the Register's Office for Davidson County, Tennessee, dated May 20, 2016 and recorded on June 01, 2016.

Being a portion of the same property conveyed to Stonegate Acquisitions, LLC by Warranty Deed from Paul Maxwell Smith and Catherine Loftis Smith, Husband and Wife of record in Instrument No. 20240624-0046891, in the Register's Office for Davidson County, Tennessee, dated June 21, 2024 and recorded on June 24, 2024.

Being a portion of the same property conveyed to Stonegate Acquisitions, LLC, A Tennessee Limited Liability Company by Quitclaim Deed To Re-Establish Original Lot Lines from Stonegate Acquisitions, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20240812-0060269, in the Register's Office for Davidson County, Tennessee, dated August 07, 2024 and recorded on August 12, 2024.

Being a portion of the same property conveyed to Lamorinda Properties LLC, a Tennessee Limited Liability Company by Warranty Deed from Stonegate Acquisitions LLC of record in Instrument No. 20240909-0069185 Register's Office for Davidson County, Tennessee, dated September 05, 2024 and recorded on September 09, 2024 and Scrivener's Affidavit recorded on February 11, 2025 of record Instrument No. 20250211-0010454.

Being also known as 4308 Westlawn Drive, Nashville, TN 37209.

Witness my hand this 14th day of April, 2026

LAMORINDA PROPERTIES, LLC

BY: _____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of Lamorinda Properties, LLC, and that he as such Authorized Agent of Lamorinda Properties, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Lamorinda Properties, LLC.

Witness my hand and official seal this 14th day of April, 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 14th day of April, 2026.

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

Commission expires:

_____
Notary Public