Karen Johnson Davidson County
Batch # 1413179 DEEDQC
04/29/2026 12:53:44 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260429-0037936

This Document Prepared By:
FRANCO TENERELLI
Wealth Esq., LLP
23 Corporate Plaza Drive, Suite 150
Newport Beach, California 92660
(949) 274-9581

After Recording, Return and Mail Tax Statements To:
NAILED IT HOLDINGS LLC
116 Agnes Rd., Ste. 200
Knoxville, TN 37919

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, CHIEU TRAN and THUY DAO, husband and wife, the GRANTORS, whose mailing address is 116 Agnes Rd., Ste. 200, Knoxville, TN 37919; hereby convey and quitclaim to NAILED IT HOLDINGS LLC, a Tennessee limited liability company, the GRANTEE, whose mailing address is 116 Agnes Rd., Ste. 200, Knoxville, TN 37919; and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of **TN**:

> Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Charlotte Park Subdivision, Section 1, as of record in Book 2663, Page 2, 3, 4, 5, and 6, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 30 fronts 70 feet on the southerly side of American Road and runs back 146 feet on the westerly line and 147.9 feet on the easterly line to a dead line in the rear, measuring 70 feet thereon.
>
> This is property with a common address of 525 American Road, Nashville, TN 37209.
>
> MAP & PARCEL NUMBER: 09016003600

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

APRIL 29, 2026

CHIEU TRAN

APRIL 29, 2026

THUY DAO

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.

TENNESSEE NOTARY ACKNOWLEDGMENT

STATE OF TENNESSEE
County of DAVIDSON

On APRIL 29TH, 2026, before me, personally appeared CHIEU TRAN, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

WITNESS my hand and seal, at office in NASHVILLE, Tennessee this 29TH DAY OF APRIL 2026.

(Seal)

Notary Public Signature
My Commission Expires: 2/3/2029

KELLY JOANN ROSALES
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

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.

TENNESSEE NOTARY ACKNOWLEDGMENT

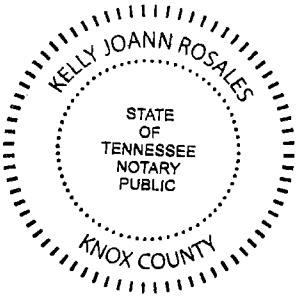
STATE OF TENNESSEE
County of DAVIDSON

On APRIL 29th, 2026, before me, personally appeared THY DAO, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

WITNESS my hand and seal, at office in NASHVILLE, Tennessee this 29th DAY OF APRIL 2026.

(Seal)

Notary Public Signature
My Commission Expires: 2/3/2029



KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.00 .

S. [illegible]
Affiant

Subscribed and sworn before me, this 29th day of April, 2026

Notary

Exp. 2/3/2029

KELLY JOANN ROSALES
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY