Karen Johnson Davidson County
Batch # 1413179 DEEDQC
04/29/2026 12:53:44 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260429-0037943

**This Document Prepared By:**
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23 Corporate Plaza Drive, Suite 150
Newport Beach, California 92660
(949) 274-9581

**After Recording, Return and Mail Tax Statements To:**
KNOLL WHEY LLC
116 Agnes Rd., Ste. 200
Knoxville, TN 37919

# QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, TRAN CHIEU KHANH, the GRANTOR, whose mailing address is 116 Agnes Rd., Ste. 200, Knoxville, TN 37919; hereby conveys and quitclaims to KNOLL WHEY 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 10, Charlotte Park, Section I, as shown on plat of record in Plat Book 2663, Pages 2-6, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Commonly known as: 429 American Road, Nashville, Tennessee 37209-2922.
>
> Tax Parcel No.: 090 16 318.00

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

**TRAN CHIEU KHANH**

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.

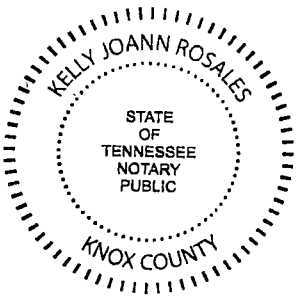
**TENNESSEE NOTARY ACKNOWLEDGMENT**

STATE OF TENNESSEE
County of DAVIDSON

On APRIL 29th, 2026, before me, personally appeared TRAN CHIEU KHANH, 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.

[illegible]
Notary

EXP. 2/3/2029

KELLY JOANN ROSALES
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY