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Karen Johnson Davidson County
Batch # 1413179 DEEDQC
04/29/2026 12:53:44 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260429-0037946

After Recording, Return and Mail Tax Statements To:
ALL SEASONS PROPERTIES LLC
116 Agnes Rd., Ste. 200
Knoxville, TN 37919

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, CHIEU K. TRAN, the GRANTOR, whose mailing address is 116 Agnes Rd., Ste. 200, Knoxville, TN 37919; hereby conveys and quitclaims to ALL SEASONS PROPERTIES 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(s) 307, as shown on the map entitled Section III, Cherokee Hills, of record as Book 3500, page 79, as follows:

Beginning at a point in the southwesterly margin of Antioch Pike, at the comer of Lots 306 and 307; thence with the line between said lots, southwesterly 113 feet to a point; thence southeasterly 113.3 feet to the northwesterly margin of Cherokee Hills Drive; thence with the margin of the same, northeasterly 106.4 feet to the beginning of a curve; thence around said curve, northerly 78.5 feet to the margin of Antioch Pike; thence with the margin of the same, northwesterly 75 feet to the point of beginning.

Included in the above description, be excluded therefrom is that portion of the subject property taken by Metro for Right-of-way pursuant to the Agreed Final Order of record in Book 8493, page 499, said Register's Office.

Property Address: 100 Cherokee Hills Dr, Nashville, TN 37214
Map: 148-03-47

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 K. TRAN

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.

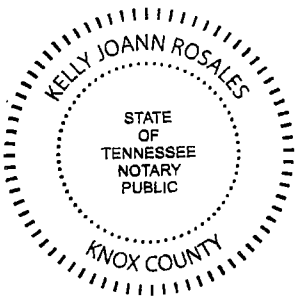
TENNESSEE NOTARY ACKNOWLEDGMENT

STATE OF TENNESSEE
County of DAVIDSON

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

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