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Karen Johnson Davidson County
Batch # 1413179 DEEDQC
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Fees: $22.00 Taxes: $0.00
20260429-0037951

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 KHANH TRAN and THUY KIM DAO, the GRANTORS, 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 No. 26 on the Plan of Leonard Heights, as of record in Book 2330, Page 15, Register's Office for Davidson County, Tennessee.

Said Lot fronts 110 feet on the westerly side of Tibbs Drive and runs back 135.2 feet on the northwesterly line and 131.9 feet on the southerly line to a dead line in the rear on which it measures 42 feet.

This is improved property known as: 3711 Tibbs Drive, Nashville, TN 37211

Map & Parcel: 133-06-0 183.00

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

CHIEU KHANH TRAN

APRIL 29, 2026

THUY KIM 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.

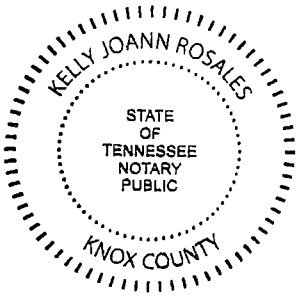
TENNESSEE NOTARY ACKNOWLEDGMENT

STATE OF TENNESSEE
County of DAVIDSON

On APRIL 29TH, 2026, before me, personally appeared CHIEU KHANH 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

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 THUY KIM 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)

KELLY JOANN ROSALES
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

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. Allen

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