QUITCLAIM DEED

STATE OF Tennessee, COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

William Schmidt, Jr.
Affiant

Subscribed and sworn to me on April 19th 2026

Zoe Ellenhorn
NOTARY PUBLIC

My Commission Expires: 09-28-2026

This deed was prepared based solely upon the Grantor, and Davidson County le search.

Karen Johnson
Batch # 1413944
05/01/2026 08:37:31 AM
Fees: $17.00 Taxes: $0.00
DEEDQC
3 pgs

20260501-0038669

ZOE ELLENHORN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/28/2026 WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Eden Rock LLC 2125 Homestead Ln, Franklin, TN 37064	Same as New Owner	091 14 0F 007.00CO

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that William Schmidt and Maria Beatrice Montesi, Husband and Wife, hereinafter called **"GRANTORS,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Eden Rock LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 10 as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Alabaster West Townhomes of record in Inst. No. 20171009-0103163, amended in Inst. No. 20171130-0122427 and corrected by Scrivener's Affidavit of record in Inst. No. 20180724-0072069, Inst. No. 20180806-0077271, No. 20200513-0049373, Inst. No. 20210427-0056038, and further amended in Inst. No. 20180731-0074452, Inst No. 20200327-0033553 and Inst No. 20200710-0075253 said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Schmidt and Maria Beatrice Montesi, Husband and Wife, by Warranty Deed from Billy Zhang, married, dated May 20th, 2025, and recorded on May 29th, 2025, of record in Instrument No. 20250529-0042268, Register's Office for Davidson County, Tennessee.

This is improved property, known as 227 Oceola Ave., #10, Nashville, TN 37209.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on April 19th, 2026.

William Schmidt

William Schmidt

STATE OF Tennessee

COUNTY OF Williamson

On April 19th, 2026, before me personally appeared **William Schmidt**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on April 19th, 2026.

Zoe Ellenhorn
NOTARY PUBLIC

My Commission Expires: 09-28-2026

ZOE ELLENHORN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/28/2026
WILLIAMSON COUNTY

WITNESS my hand on April 19th, 2026.

M. Beatrice Montesi

Maria Beatrice Montesi

STATE OF Tennessee

COUNTY OF Williamson

On April 19th, 2026, before me personally appeared **Maria Beatrice Montesi**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on April 19th, 2026.

Zoe Ellenhorn
NOTARY PUBLIC

My Commission Expires: 09-28-2026

ZOE ELLENHORN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/28/2026
WILLIAMSON COUNTY