Karen Johnson Davidson County
Batch# 1416826 DEEDQC
05/06/2026 02:03:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260506-0040913

QUITCLAIM DEED

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of April, 2026.

Notary Public

MY COMMISSION EXPIRES: 05-08-2029
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
ANANDIS GROUP, LLC	Same as owner	105 10 0B 014.00
(NAME) 621 Dunhill Drive	(NAME)	
(ADDRESS) Danville, CA 94506	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **KLW PARTNERS, LLC, a Tennessee Limited Liability Company** , (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **ANANDIS GROUP, LLC, a California Limited Liability Company**, (the "**Grantee**"), its successors and assigns, all of its right, title, and interest in that certain property in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This is improved property located at 809 Benton Avenue, Nashville, TN 37204.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed as of April 30, 2026.

GRANTOR:

KLW PARTNERS, LLC,
a Tennessee Limited Liability Company

By: _____
Jason Wilkins, Member

By: _____
Erin Wilkins, Member

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Jason Wilkins and Erin Wilkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Members of KLW PARTNERS, LLC, a Tennessee Limited Liability Company, and being duly authorized, executed the foregoing instrument for the purposes therein contained, by signing in their capacity as Members.

WITNESS my hand, at office, this 30 day of April, 2026.

_____
Notary Public

My Commission Expires: 5/08/2029

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

GRANTOR:

KLW PARTNERS, LLC,
a Tennessee Limited Liability Company

By: _____
Aaron Wilkins, Member

STATE OF CA)
COUNTY OF CONTRA COSTA.)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Aaron Wilkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Members of KLW PARTNERS, LLC, a Tennessee Limited Liability Company, and being duly authorized, executed the foregoing instrument for the purposes therein contained, by signing in their capacity as Members.

WITNESS my hand, at office, this 29th day of April, 2026.

_____
Notary Public

My Commission Expires: Oct 9, 2026

NEELIMA MITTAPALLI
COMM # 2420332
CONTRA COSTA County
California Notary Public
Comm Exp Oct. 9, 2026

EXHIBIT "A"

PROPERTY DESCRIPTION

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 14 of Waverly Place Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Waverly Place Townhomes, a Horizontal Property Regime, of record in Instrument No. 20040429-0048517, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to PENSCO Trust Company Custodian FBO Alan Dillman IRA, by Warranty Deed from Tracie Kim n/k/a Tracie Kim Shockley, married, of record in Instrument No. 20151005-0101241, in the Register's Office of Davidson County, Tennessee, dated September 18, 2015 and recorded on October 05, 2015.

Being the same property conveyed to KLW PARTNERS, LLC, a Tennessee limited liability company, by Warranty Deed from PENSCO Trust Company Custodian FBO Alan Dillman IRA, of record in Instrument No. 20210312-0032887, in the Register's Office of Davidson County.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 30, 2026.

Affiant Signature

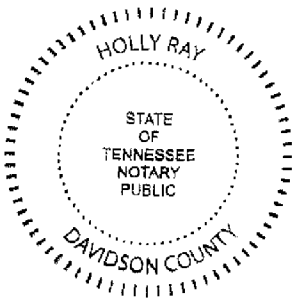
May 6, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6th day of May, 2026.



Notary's Signature

My Commission Expires: 03/09/27