Karen Johnson Davidson County
Batch# 1419375 DEEDQC
05/12/2026 01:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260512-0042701

This instrument prepared by:
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILIAMSON
The actual consideration for this transfer is $ 0

Affiant

JUSTIN C WHITTEN
Notary Public - Arizona
Maricopa County
Commission # 688278
My Comm. Expires Sep 11, 2029

Notary public
Commission expires: September 11 2029

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP AND PARCEL:**
Hype Country Nashville LLC 3145 E Chandler Blvd Ste 110 PMB 410 Phoenix, AZ, 85048	SAME	071-14-4C-002.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by Grantee to Grantor, the receipt of which is hereby acknowledged, **JOSEPH ZANETIS ("Grantor")** by these presents, does hereby quitclaim and convey unto **HYPE COUNTRY NASHVILLE LLC, A TENNESSEE LIMITED LIABILTY COMPANY ("Grantee"),** its successors and/or assigns, all of Grantor's right, title and interest, if any, in and to the following described property in **DAVIDSON** County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1117B on the Plan of Eleven-Seventeen Brick Church Pike, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Eleven-Seventeen Brick Church Pike, a Horizontal Property Regime with Private Elements at Instrument No. 20241010-0078725, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This being the same property conveyed to Joseph Zanetis, a married man, by Warranty Deed from MNG Investments, LLC, of record at Instrument Number 20260427-0036419, Register's Office for Davidson County, Tennessee. This is investment property and the Grantor's spouse has never resided at the property.

Subject to such limitations, restrictions and encumbrances as affect the premises.

WITNESS MY HAND as of the date set forth below.

Grantor:

Joseph Zanetis 5-6-26
Date

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public for said State, **Joseph Zanetis**, the within named Grantor with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged s/he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 6 day of May, 2026.

NOTARY PUBLIC
My Commission Expires: September 11 2029

JUSTIN C WHITTEN
Notary Public - Arizona
Maricopa County
Commission # 688278
My Comm. Expires Sep 11, 2029

True Copy Certification

I, Yvette Meldrum, 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 May 6, 2026.

Signature

May 6, 2026

State of Tennessee
County of Williamson,
Sworn to and subscribed before me this 6th day of May 2026.

Notary's Signature

My Commission Expires: 4/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY