Karen Johnson
Batch # 1421832
05/19/2026 08:11:47 AM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
5 pgs
20260519-0044465

PREPARED BY:
WHEN RECORDED RETURN TO:
ANDERSON BUSINESS ADVISORS, PLLC
732 BROADWAY, SUITE 201
TACOMA, WASHINGTON 98402

MAIL ALL TAX STATEMENTS TO:
TENN PINN, LLC –
LUCKY SEVEN, PROTECTED SERIES
3225 MCLEOD DRIVE, SUITE 777
LAS VEGAS, NEVADA 89121 This space reserved for Recorder's use

PARCEL # 052 12 0 051.00

QUITCLAIM DEED
TCA 67-4-409(a)(D)
(NO TAX DUE)

KNOW ALL MEN BY THESE PRESENTS, on this 15 day of April, 2026, that **Ilana Bergen and Kris Bergen, wife and husband,** for and in consideration of the sum of Zero and no/100 Dollars, does hereby bargain, sell, release, remise, quit claim and convey unto **Tenn Pinn, LLC – Lucky Seven, Protected Series, a Tennessee series limited liability company**, all their right, title and interest in the following described real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to wit

Legal description attached hereto as Exhibit "A" and incorporated herein by this reference.

Being the same property conveyed to Ilana Bergen and Kris Bergen by Warranty Deed from Barbara P. Nelson of record as Instrument Number 20171019-0107036 in the Register's Office for Davidson County, Tennessee, dated October 12, 2017 and recorded on October 19, 2017.

Commonly known as: 701 Canton Pass, Madison, Tennessee 37115

IN TESTIMONY WHEREOF I have hereunto set my hand this 15 day of April, 20 26.

Ilana Bergen

Kris Bergen

Acknowledgment

State of Washington)
) ss.
County of King)

On this day personally appeared before me, Ilana Bergen and Kris Bergen, known to be the individual, or individuals described in and who executed the within and foregoing instrument, sworn to and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 15th day of April, 2026

Signature of Notary

David Nguyen
Notary Public in and for the State of Washington
Residing at Bellevue, WA
My Commission Expires: 5/12/2027

DAVID NGUYEN
Notary Public
State of Washington
Commission # 23012621
My Comm. Expires May 12, 2027

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Ilana Bergen, Affiant

Kris Bergen, Affiant

Acknowledgment

State of Washington)
) ss.
County of King)

On this day personally appeared before me, Ilana Bergen and Kris Bergen, known to be the individual, or individuals described in and who executed the within and foregoing instrument, sworn to and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 15th day of April, 2026

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My Commission Expires: 5/12/2027

DAVID NGUYEN
Notary Public
State of Washington
Commission # 23012621
My Comm. Expires May 12, 2027

Exhibit "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Marlin Meadows, Section No. 2 of record in Plat Book 1835, Page 127, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 135 is a corner lot and fronts 154.3 feet on the Southeasterly margin of Canton Pass and 134.55 feet on the Southwesterly margin of Neely's Bend Road, said frontages joined by a curve of 44.19 feet; and extends back 132 feet on the Southwesterly line and 155.99 feet on the Southwesterly line to a point.

This conveyance is subject to:
• Subject to all matters shown on the Plan of record in Plat Book 1835, Page 127, Register's Office for Davidson County, Tennessee.
• Restrictions of record in Book 1835, Page 127 and Book 2084, Page 249, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• Any and all existing easements and restrictions as shown of record not stated herein

The following information is not a part of this Deed:

Property Address:	**701 Canton Pass,** **Madison, Tennessee 37115**
Owner's Name and Address:	**Tenn Pinn, LLC –** **Lucky Seven, Protected Series** **3225 McLeod Drive Suite 777** **Las Vegas, Nevada 89121**
Parcel Number:	**052 12 0 051.00**
Mail Tax Bills to:	**Tenn Pinn, LLC –** **Lucky Seven, Protected Series** **3225 McLeod Drive Suite 777** **Las Vegas, Nevada 89121**