THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 1435139 DEEDQC
06/17/2026 11:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260617-0054956

This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Little Kitty Holdings, LLC 611 Glenpark Ct Nashville TN, 37217	New Owner	105-12-0A-004.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Technico LLC, a Tennessee Limited Liability Company** by these presents do hereby quitclaim and convey unto **Little Kitty Holdings LLC, a Tennessee Limited Liability Company,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

The certain condominium units located in Davidson County, Tennessee, being known and designated as Unit No. 4 as depicted on the plat under Exhibit "B" of the Declaration of Bongo Condominium, together with any covenants, conditions, and restrictions established therein, By-laws appended thereto in Exhibit "C", and any percentage interest in the common elements, of record in Instrument No. 20161012-0108022, and Amended in Instrument No. 20181012-0101120 and Instrument No. 20181012-0101121, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to LVH2, LLC a Tennessee Limited Liability Company by Quitclaim deed from LVH2, LLC a Tennessee Limited Liability Company of record in Instrument No. 20160518-0049712 Register's Office for Davidson County, Tennessee, dated May 18, 2016 and recorded on May 18, 2016.

Being the same property conveyed to Technico LLC, a Tennessee Limited Liability Company by Warranty Deed from LVH2, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200331-0034439 Register's Office for Davidson County, Tennessee, dated March 27, 2020, and recorded on March 31, 2020.

This conveyance is subject to:

- **Taxes for 2026 and subsequent years a lien not yet due and payable**
- **Subject to all matters shown on the Plan of record in Plat Book 4660, Page 169, Register's Office for Davidson County, Tennessee**
- **Terms, provisions, covenants, conditions, and restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions for Alloy-Bongo Master Condominium of record in Instrument Number 20161012-0108018 and amended in Instrument No. 20181012-0101118, Register's Office for Davidson County, Tennessee**
- **Terms, provisions, covenants, conditions, and restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions for Bongo Condominium of record in Instrument No. 20161012-0108022, as amended in Instrument No. 20181012-0101120 and Instrument No. 20181012-0101121, Register's Office for Davidson County, Tennessee**
- **Terms, provisions, covenants, conditions, and restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions for Allot Condominium of record in Instrument No. 20161123-0123972, as amended in Instrument No. 20161123-0123977, instrument No.**

20170616-0060696, Instrument No. 20180530-0051643 and Instrument No. 20181012-0101119, Register's Office for Davidson County, Tennessee

- **Subject to all matters shown on the Plan of record in Book 4660, Page 169, Register's Office for Davidson County, Tennessee**
- **Charter for HOA of record in Instrument No. 20161123-0123973, in the Register's Office for Davidson County, Tennessee**
- **Easement to Comcast of Nashville 1, LLC of record in Instrument No. 20171127-0120866, in the Register's Office for Davidson County, Tennessee**
- **Easement to U.S. Sprint of record in Instrument No. 201440114-0003778 and Affidavit in Instrument No. 20140416-0031703, in the Register's Office for Davidson County, Tennessee**
- **Drainage Easement of record in Book 5229, Page 212, in the Register's Office for Davidson County, Tennessee**
- **Easement to USA of record in Book 10219, Page 374, in the Register's Office for Davidson County, Tennessee**
- **Partial Assignment of Declarants Rights of record in Instrument No. 20161123-0123977, in the Register's Office for Davidson County, Tennessee**
- **Rights and Easements of adjoining landowners in and to any party wall(s) located on the insured parcel**
- **Subject to rights of others in and to the common areas and/or elements**
- **Any and all existing easements and restrictions as shown of record not stated herein**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Affiant

Subscribed and sworn to before me this the
15 day of June, 2026.

My commission expires: 1/24/28
(Affix Seal)

Notary Public

CATHERINE DESMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 15 day of June, 2026

Technico LLC, a Tennessee Limited Liability Company

By: _____
Jacob Chiavario, Member

By: _____
Abigail Chiavario, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Technico, LLC a Tennessee Limited Liability Company, by Jacob Chiavario and Abigail Chiavario, its Members, with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 15 day of June, 2026

_____
Notary Public

My Commission Expires: 1/22/30

NATHAN BRUCCOLIERE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 6-15-26

Affiant Signature

16th day of June, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

