AFTER RECORDING RETURN TO:

Visionet Systems Inc.
111 Technology Dr
Pittsburgh, PA 15275

34728980 - Rec 1st

Karen Johnson
Batch # 1438127
06/25/2026 10:20:19 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260625-0057378

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 08106028000

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 14 day of May, 2026, by and between **ALKA, INC., A TENNESSEE CORPORATION,** located at 5866 Chepwood Ct Elkridge, MD 21075 hereinafter referred to as Grantor(s) and **KAVO LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** located at 198 Lendlay Lane Shelbyville, TN 37160, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

BEING LOT NO. 36 ON THE PLAN OF CUMBERLAND GARDENS, SECTION 8, AS OF RECORD IN BOOK 3300, PAGE 82, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Property Address: 1808 26th Avenue North, Nashville, TN 37208

Being the same property conveyed to the Grantor(s) in a Deed recorded on 07/23/2025 under Instrument Number 20250723-0058223 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

ALKA, INC., A TENNESSEE CORPORATION

Name: **Oscar Valencia**
Title: **President**

STATE OF Tennessee
COUNTY OF Davidson

Before me, Marvin G. Marcellus, a Notary Public, of the State and County mentioned, personally appeared Oscar Valencia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of ALKA, INC., A TENNESSEE CORPORATION, the within named Grantor and that such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, this 14 day of May, 20 26.

Notary Public

My Commission expires: 05/08/2029

MARVIN G. MARCELLUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/08/2029
COUNTY OF DAVIDSON

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

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

Affiant

Print Name: Oscar L Valencia

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 14 day of May, 2026.

MARVIN G. MARCELLUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/08/2029
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 05/08/2026

Name and address for person(s) responsible for taxes:

Kayo LLC
Oscar L Valencia
118 Lendley Ln Shelbyville, TN 37160

Name and address of property owner:

Kayo LLC
Oscar L Valencia
118 Lendley Ln Shelbyville, TN 37160