QUITCLAIM DEED

PREPARER'S DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF June, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TERESA GLASS NOTARY PUBLIC TENNESSEE My Comm Exp. Sept. 21, 2027 COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd., Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
GUYS ON A ROOF, LLC	GUYS ON A ROOF, LLC	PART OF 9 45
(NAME)	(NAME)	
8121 Ridgewood Road Goodlettsville, TN 37072	8121 Ridgewood Road Goodlettsville, TN 37072	
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson
Batch # 1438534
06/26/2026 11:23:27 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260626-0057960

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **GUYS ON A ROOF, LLC,** hereinafter called the **GRANTOR,** have bargained and sold, and by these presents do transfer and convey and do quitclaim unto **GUYS ON A ROOF, LLC,** hereinafter called the **GRANTEE,** heirs and assigns, forever, all right, title and interest, the following described tract or parcel of land in Robertson County, State of Tennessee, described as follows, to-wit:

**********SEE ATTACHED EXHIBIT A**********

Unimproved

This is improved property, known as 8140 Greenbrier Road, Joelton, TN 37080
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 22 day of June, 2026

GUYS ON A ROOF, LLC

Luis Mora, Member

TERESA GLASS NOTARY PUBLIC TENNESSEE My Comm Exp. Sept. 21, 2027 COUNTY OF ROBERTSON

STATE OF TENNESSEE)

COUNTY OF ROBERTSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Luis Mora, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Member, (or other officer authorized to execute the instrument) of Guys on a Roof, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member, (or other authorized officer).

Witness my hand, at office, this 22 day of June, 2026.

Notary Public

My Commission Expires:

TERESA GLASS NOTARY PUBLIC TENNESSEE My Comm Exp. Sept. 21, 2027 COUNTY OF ROBERTSON

EXHIBIT A

Tract 1

SITUATED in the 10th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING on an Iron Pin Found in the Easterly Margin of Greenbrier Road, approximately 20' from the centerline of said road, and being the common corner to Luis A. & Maria J. Mora (Instrument No. 20231002-76876), thence (4) calls with the Easterly Margin of Greenbrier Road: (1) S 18°43'46" W a distance of 104.32' to a Point, thence: (2) S 22°49'58" W a distance of 116.09' to a Point, thence: (3) S 28°50'34" W a distance of 104.67' to a Point, thence: (4) S 38°42'36" W a distance of 170.91' to an Iron Pin Set, Corner to Tract 2 of the Division of the Guys on a Roof, LLC Property, thence (1) call with Tract 2's line: (1) N 89°13'07" E a distance of 918.76', passing an Iron Pin Set at 818.76', to a Point in the Center of Sulphur Branch, corner to Luis A. & Maria J. Mora (Instrument No. 20200706-72386), thence (2) calls with the Center of Sulphur Branch: (1) N 19°35'51" W a distance of 331.49' to a Point, thence: (2) N 05°32'37" W a distance of 91.01' to a Point, corner to Luis A. & Maria J. Mora (Instrument No. 20231002-76876), thence (1) call with Mora's line: (1) N 88°25'45" W a distance of 562.99', passing an Iron Pin Set at 100.08', to the POINT OF BEGINNING containing 6.79 Acres more or less.

And being shown as Tract 1 on the survey of "Division of the Guys on a Roof, LLC Property" by Luis A. Mora, TN RLS No. 3446, surveyed March 10, 2026.

AND BEING a portion of the property conveyed to Guys on a Roof, LLC by Warranty deed from Cynthia F. Greer, Executor of The Estate of Clara Dickens Nicholson dated October 31, 2022 and filed of record in Instrument 20221101-0117670, Register's Office for Davidson County, Tennessee.