QUITCLAIM DEED

Prepared by and after recording return to:

Sinecio Cordero
Cordero-Mingolello Holdings LLC
4408 Nevada Ave
Nashville, TN 37209

Karen Johnson Davidson County
Batch # 1462906 DEEDQC
08/24/2026 12:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260824-0078362

Tax Map/Parcel No.: 118-01-0-004F.00-CO
Tax Account No.: 118014F00100CO
Property Address: 904A Knox Ave, Nashville, Davidson County, Tennessee 37204
Prior Instrument Reference: Instrument/Legal Reference No. 20150623-0060167; File No. ALW-15-904-UNITA

THIS QUITCLAIM DEED is made effective as of the 22 day of August, 2026, by and between **Sinecio Cordero** and **Kari Mingolello**, husband and wife, each owning an undivided fifty percent (50%) interest, whose mailing address is 4408 Nevada Ave, Nashville, Tennessee 37209 (collectively, "Grantors"), and **Cordero-Mingolello Holdings LLC**, a Tennessee limited liability company, whose principal mailing address is 4408 Nevada Ave, Nashville, Tennessee 37209 ("Grantee").

WITNESSETH:

For no monetary consideration, Grantors do hereby remise, release, and forever quitclaim unto Grantee, its successors and assigns, all of Grantors' right, title, interest, and claim, if any, in and to the real property located in Davidson County, Tennessee, described below, together with all improvements, hereditaments, appurtenances, rights, privileges, and easements belonging or appertaining thereto.

Legal Description: Unit A, THE HOMES AT 904 KNOX AVENUE, a Horizontal Property Regime, as more particularly described in the instrument of record in the Register's Office for Davidson County, Tennessee, at Instrument/Legal Reference No. 20150623-0060167, including all appurtenant rights and interests conveyed therewith.

Derivation Clause: Being the same property conveyed to Sinecio Cordero and Kari Mingolello, husband and wife, by deed of record in the Register's Office for Davidson County, Tennessee, at Instrument/Legal Reference No. 20150623-0060167, File No. ALW-15-904-UNITA.

Homestead Disclaimer & Investment Property Statement: Grantors affirm that the property conveyed herein is held solely as investment/rental property and is not the principal residence or homestead of the Grantors.

Encumbrances Clause: This conveyance is made expressly subject to all existing mortgages, deeds of trust, liens, covenants, easements, conditions, restrictions, and encumbrances of record in the Register's Office for Davidson County, Tennessee.

Transfer Tax Exemption Statement: The parties state that this instrument constitutes a quitclaim deed and conveys only the Grantors' right, title, interest, and claim, if any, in the property. The actual consideration paid or given for this conveyance is Zero Dollars ($0.00). The parties request that any applicable realty transfer tax or recordation tax be determined based upon the actual consideration given in accordance with applicable Tennessee law. This conveyance is to Cordero-Mingolello Holdings LLC, an entity represented by the parties to be owned by the Grantors in the same ownership proportions as their ownership of the property.

Tax Bill Mailing Address:
Cordero-Mingolello Holdings LLC
4408 Nevada Ave
Nashville, TN 37209

This conveyance is made without any covenant or warranty of title, express or implied, and conveys only such right, title, interest, and claim as Grantors presently have, if any, in and to the above-described property.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed as of the date first written above.

GRANTORS:

Sinecio Cordero

Kari Mingolello

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, Sinecio Cordero and Kari Mingolello, husband and wife, with whom I am personally acquainted or whose identity was proven to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of Aug, 2026.

Notary Public
My Commission Expires: 8-21-27

ALEC GABLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SWORN AFFIDAVIT / OATH OF CONSIDERATION

(Required under T.C.A. § 67-4-409(a)(6))

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned Grantee, by its authorized representative, makes oath that the actual consideration paid or given for this transfer is Zero Dollars ($0.00). This conveyance transfers only the Grantors' right, title, interest, and claim, if any, in the property to Cordero-Mingolello Holdings LLC, an entity represented by the parties to be owned by the Grantors in the same ownership proportions as their ownership of the property. The parties state that this instrument constitutes a quitclaim deed and request that any applicable realty transfer tax or recordation tax be determined based upon the actual consideration given in accordance with applicable Tennessee law.

CORDERO-MINGOLELLO HOLDINGS LLC

By: Sinecio Cordero

Name: Sinecio Cordero

Title: Authorized Member

Subscribed and sworn to before me this 22nd day of Aug, 2026.

Alec Gable

Notary Public

My Commission Expires: 8-21-27

ALEC GABLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY