BOX 10-A

Karen Johnson Davidson County
Batch # 1464838 DEEDQC
08/27/2026 09:27:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260827-0079562

This Instrument Prepared By and Return To:
Premier Escrow, LLC
4301 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Lamorinda Properties LLC 4003 Murphy Road Nashville, TN 37209	New Owner	081-06-0M-003.00-CO & 081-06-0M-002.00-CO & 081-06-0M-001.00-CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Golden Gate Ventures, LLC,** does hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **Lamorinda Properties LLC,** to the following tracts of land in Davidson County, Tennessee described as follows:

Situated in Davidson County, Tennessee, being Unit Nos. 1, 2, & 3 on the Plan of the Cottages at Clarksville Pike, a Horizontal Property Regime with Private Elements, as shown on that plan identified as Exhibit "B" of that Declaration of Covenants, Conditions and Restrictions for Cottages at Clarksville Pike, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20230622-0047396, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to BFH Enterprises, LLC, a Tennessee limited liability company by Warranty Deed from Clinton R. Doss, Sr., of record in Instrument No. 20230510-0034737, Register's Office of Davidson County, Tennessee, dated May 8, 2023 and recorded May 10, 2023.

Being a portion of the same property conveyed to Bars Hooper Holdings, LLC, a Tennessee limited liability company by Quitclaim Deed from BFH Enterprises, LLC, a Tennessee limited liability company, of record in Instrument No. 20230621-0046993, Register's Office of Davidson County, Tennessee, dated June 19, 2023 and recorded June 21, 2023.

Being a portion of the same property conveyed to Golden Gate Ventures, LLC by Quitclaim Deed from Bars Hooper Holdings LLC of record in Instrument No. 20260428-0036824 Register's Office for Davidson County, Tennessee, dated April 24, 2026 and recorded on April 28, 2026.

Being also known as 2208, 2210 & 2212 Clarksville Pike, Nashville, TN 37208.

Witness my hand this 26 day of August, 2026

GOLDEN GATE VENTURES, LLC

BY: _____

RYAN HOOPER, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Ryan Hooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of Golden Gate Ventures, LLC, and that he as such Member of Golden Gate Ventures, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Golden Gate Ventures, LLC.

Witness my hand and official seal this 26 day of August, 2026.

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

Commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me, this the 26 day of August, 2026.

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

Commission expires:

_____
Notary Public