THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Thomas J. Elmlinger
Attorney at Law
1616 Westgate Circle, Suite 349
Brentwood, TN 37027

This conveyance is exempt from the Tennessee Real Estate Conveyance Tax under T.C.A. Sec. 67-4-409(a)(4)

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30 DAY OF September ~~2025~~ 2026

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/24/2030

THOMAS J. ELMLINGER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

ADDRESS NEW OWNER(S) AS FOLLOWS:
Eden's Properties, LLC
6152 S. Mt. Juliet Road
Hermitage, TN 37076

SEND TAX BILLS TO:
Same

MAP – PARCEL NUMBERS
118 095.00(Wilson County)
124 00 0 081.00 (Davidson County)

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Flavio Martinez Perez, and Rosalia Ramirez Rosas, a married couple, do hereby remise, release and quitclaim unto Eden's Properties, LLC, a Tennessee limited liability company, its successors and assigns, forever, all the right, title, interest and claim which the Grantors have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and the County of Wilson, State of Tennessee, to wit:

Land in Davidson County and Wilson County, Tennessee being Lots No. 4 & 9 on the unrecorded survey of the Odell Binkley, Jr. Property by John D. McCormick dated October 25, 1980, and revised November 15, 1980 described as follows:

Lot No. 4 fronts 157.1 feet on the Easterly side of S. Mount Juliet Road and extends back between parallel lines 1664.0 feet to a deadline in the rear.
Lot No. 9 fronts 50 feet on the Easterly side of South Mount Juliet Road and runs back 1664.0 feet between parallel lines as an access; thence Northerly 640.10 feet to a point; thence Easterly 1227.1 feet to a point; thence Southerly 689.2 feet to a point; thence Westerly 1270.0 feet to the point of beginning.

Being the same property conveyed to Azer Rezk (50% Undivided Interest), George Kamel (25% Undivided Interest), Sergio Antonio Ortiz Loza (12.5% Undivided Interest), and Golian Gadalseed (12.5% Undivided Interest) by Warranty Deed from Johnny W. Kincaid and wife, Anita D. Kincaid, of record in Book 2139, Page 550, in the Register's Office of Wilson County, Tennessee, dated December 06, 2021 and recorded on December 07, 2021. Recorded also in Instrument No. 20211210-0163998, in the Register's Office of Davidson County, Tennessee, dated December 06, 2021 and recorded December 10, 2021.

Karen Johnson Davidson County
Batch # 1480476 DEEDQC
10/05/2026 08:29:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20261005-0091249

Being the same property conveyed to Flavio Martinez Perez Rosalia Ramirez Rosas, by Warranty Deed dated May 9, 2022, from Azer Rezk, George Kamel, Sergio Antonio Ortiz Loza, and Golian Gadalseed, of record as Instrument No. 20220518-0057783, in the Register's Office for Davidson County, Tennessee, and of record in Book 2235, Page 1778, Register's Office for Wilson County, Tennessee.

This is improved property known as 6152 S. Mt. Juliet Road, Hermitage, TN 37076.

WITNESS our hands this 30 day of September, 2026.

Flavio Martinez Perez

Rosalia Ramirez Rosas

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

Personally appeared before me, a Notary Public in and for said County and State, the within named Flavio Martinez Perez and Rosalia Ramirez Rosas, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, TN, this 30 day of September, 2026.

Notary Public

My Commission Expires: 4/24/2030

THOMAS J. ELMLINGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Prepared without benefit of title search from information provided by the parties. Therefore, the preparer makes no certification as to the validity of title.