Karen Johnson
Batch # 1480488
10/05/2026 08:46:10 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20261005-0091263

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

NEW OWNER:
Hanzi Properties, LLC
4427 Homer St.
Los Angeles, CA 90031

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
081-12-0B-442.00 CO

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Ann Artemis Psaltiras, unmarried,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Hanzi Properties, LLC**, our entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 204, WERTHAN LOFTS IV AND V CONDOMINIUMS, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected by Scrivener's Affidavit recorded at Instrument No. 20090421-0036270, amended at Instrument No. 20071220-0146056, corrected by Scrivener's Affidavit recorded at Instrument No. 20080118-0006036, amended at Instrument Nos. 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381, 20131230-0130918 and 20140725-0066210, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Ann Artemis Psaltiras, unmarried by Warranty Deed from Phillip W. Lee and Mary Ann Lee, husband and wife, of record in Instrument No. 20190103-0000697, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1350 Rosa L. Parks Blvd., #204, Nashville, TN 37208.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS our hands this the 25 day of September, 2026.

Ann Artemis Psaltiras

STATE OF California
COUNTY OF Los Angeles

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Ann Artemis Psaltiras, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the within named bargainors and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal on this the 25 day of September 2026.

Notary Public

My commission expires: Oct. 24, 2025

STATE OF California
COUNTY OF Los Angeles

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 25 day of September, 2026.

Notary Public

My commission expires: Oct. 24, 2026

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 25 day of September, 2026, by Ann Artemis Psaltikas,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

JESUS G. ROSAS
Notary Public - California
Los Angeles County
Commission # 2423374
My Comm. Expires Oct 24, 2026

(Seal)

Signature