Karen Johnson
Batch # 1480488
10/05/2026 08:46:10 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20261005-0091264

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:
119-02-0-092.00

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, Trustee of the Ann Artemis Psaltiras Family Trust Dated May 1, 2016 and any amendments thereto,** 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 Lot No. 47 on the Plan of Cunningham Heights, of record in Plat Book 2331, page 76, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ann Artemis Psaltiras, Trustee of the Ann Artemis Psaltiras Family Trust Dated May 1, 2016 and any amendments thereto by Warranty Deed from Khurshid Ismoilov and Aziz Ashurov dated December 21, 2016 as Instrument No. 20161222-0135025, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 2108 Lyle Ct., Nashville, TN 37210.

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 Family Trust

BY: Ann Artemis Psaltiras, Trustee

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, Trustee of the Ann Artemis Psaltiras Family Trust Dated May 1, 2016 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor and that she executed the foregoing instrument of her 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, 2026

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 25th day of September, 2026, by Ann Artemis Psaltiras,
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