Karen Johnson Davidson County
Batch# 1480581 DEEDQC
10/05/2026 10:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20261005-0091403

This Instrument Was Prepared By:
Naudia L. Gray
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Charles Galiwango, Affiant

Subscribed and sworn to before me this

1st day of October, 2026.

Notary Public
My Commission Expires: January 30, 2028

SAGE N. SAMMELI
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Romeo Property Holdings, LLC 370 Lady of the Lake Lane Franklin, TN 37069	Same	163-02-0B-161.00CO 163-02-0B-169.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Ridgeview Properties, LLC, a Tennessee limited liability company, the "Grantor"**, does hereby convey and quitclaim unto **Romeo Property Holdings, LLC, a Tennessee limited liability company, the "Grantee"**, all of Grantor's interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 1st day of October, 2026.

RIDGEVIEW PROPERTIES, LLC

By: Charles Galiwango
Its: Sole Member

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Charles Galiwango, sole member of Ridgeview Properties, LLC, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Ridgeview Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Sole Member.

WITNESS my hand and official seal at office, this 1st day of October 2026.

Sage Sammeli

Notary Public

My Commission Expires: January 30, 2028

SAGE N. SAMMELI
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot Nos. 153 and 161, on the Plan of Berkley Hall Section Two, formerly known as Hickory Highlands, PUD Phase II as shown on the Master Deed to Berkley Hall Townhomes appearing of record in Instrument No. 20061127-0146201, as amended in Instrument No. 20070705-0079992, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Lot No.	Street Address / City / State / Zip	Map/Parcel No.
153	732 Pippin Drive, Antioch, TN 37013	163-02-0B-161.00CO
161	748 Pippin Drive, Antioch, TN 37013	163-02-0B-169.00CO

Being a portion of the same property conveyed to Ridgeview Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Wagih Roshdy Yassa Sonbol, of record as Instrument No. 20151008-0102684, recorded October 8, 2015, Register's Office for Davidson County, Tennessee.

The above-described properties are improved properties known as: 732 Pippin Drive, Antioch, TN 37013 and 748 Pippin Drive, Antioch, TN 37013.

Tennessee Certification of Electronic Document

I, Alexander Davie, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 1, 2026 (date of document).

Affiant Signature

October 1, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of October, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

