Karen Johnson Davidson County
Batch# 1480581 DEEDQC
10/05/2026 10:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20261005-0091409

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 Galiwanger, Affiant

Subscribed and sworn to before me this

1st day of October, 2026.

Notary Public
My Commission Expires: MY COMMISSION EXPIRES JANUARY 30, 2028

SAGE N. SAMMELL
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	Multiple Parcels SEE EXHIBIT A

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, **Ridgeway Properties, LLC, a Delaware 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.

RIDGEWAY 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 Ridgeway 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 Ridgeway Properties, LLC, the within named bargainor, a Delaware limited liability company, 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 N. SAMMELI
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Notary Public
My Commission Expires: MY COMMISSION EXPIRES JANUARY 30, 2028

EXHIBIT A

Land in Davidson County, Tennessee, being Lot Nos. 117, 133 and 138, on the Plan of Section Two, Berkeley Hall Townhomes, PUD formerly known as Hickory Highlands PUD, Phase II, of record in Master Deed Instrument No. 20061127-0146201, amended at Instrument No. 20070705-0079992, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Lot No.	Street Address / City / County / State / Zip	Map/Parcel No.
117	616 Pippin Drive, Antioch, Davidson County, TN 37013	163-02-0B-125.00CO
133	650 Pippin Drive, Antioch, Davidson County, TN 37013	163-02-0B-141.00CO
138	702 Pippin Drive, Antioch, Davidson County, TN 37013	163-02-0B-146.00CO

Being a portion of the same properties conveyed to Ridgeway Properties, LLC, a Delaware limited liability company, by Quitclaim Deed from Ridgeview Properties, LLC, a Tennessee limited liability company, of record as Instrument No. 20200102-0000284, recorded January 2, 2020, Register's Office for Davidson County, Tennessee.

The above-described properties are improved properties known as: 616 Pippin Drive, Antioch, TN 37013; 650 Pippin Drive, Antioch, TN 37013; and 702 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

