QUITCLAIM DEED

for express purpose of creating four separate parcels

Karen Johnson Davidson County
Batch# 1483631 DEEDQC
10/13/2026 03:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20261013-0094159

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MADELINE WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029

THIS INSTRUMENT WAS PREPARED BY (and return to):

Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

NEW OWNER:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
LandConex LLC	*SAME AS NEW OWNER*	
(ADDRESS) **2816 Surfside Shores Ln.**	(NAME)	043 14 0 168.00
(ADDRESS) **Knoxville, TN 37938**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

LANDCONEX LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO:

LANDCONEX LLC, A TENNESSEE LIMITED LIABILITY COMPANY

ITS SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN WILSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

Parcel I:
Land in Davidson County, Tennessee, being Lot No. 22 of Block B on the Plan of Yowell Place Subdivision of record in Plat Book 974, page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel II:
Land in Davidson County, Tennessee, being Lot No. 23 of Block B on the Plan of Yowell Place Subdivision of record in Plat Book 974, page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel III:
Land in Davidson County, Tennessee, being Lot No. 24 of Block B on the Plan of Yowell Place Subdivision of record in Plat Book 974, page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel IV:
Land in Davidson County, Tennessee, being Lot No. 25 of Block B on the Plan of Yowell Place Subdivision of record in Plat Book 974, page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

All parcels being a portion of the same property conveyed to LandConex LLC, a Tennessee limited liability company, by Warranty Deed from Linda Carol Deering, an unmarried woman and Ricky Lane Gibbs, a married man, dated October 1, 2026, and recorded at Instrument No. 20261008-0092748, Register's office for Davidson County, Tennessee.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 10 day of October, 2026.

LANDCONEX LLC, a Tennessee limited liability company

Craig Dotson

By: Craig Dotson, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Craig Dotson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Member of LandConex LLC, the within named bargainor, a Tennessee limited liability company, and that he/she as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Member.

Witness my hand this 10 day of October, 2026.

Alli P

NOTARY PUBLIC

My commission expires: _____

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

Certificate of Authenticity

I, Leslie Hayes, 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 **10/6/2026**.

Date

Affiant Signature

10/13/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **13th** day of **October**, 20**26**.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)