QUITCLAIM DEED

B-VRES-15-6401

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Betsy The Builder, LLC	**Betsy The Builder, LLC**	
(NAME)	(NAME)	
2327 5th St.	**2327 5th St.**	**90-12-72.00**
(ADDRESS)	(ADDRESS)	
Santa Monica, CA 90405	**Santa Monica, CA 90405**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **HARI BERNSTEIN AND DEBORAH BERNSTEIN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BETSY THE BUILDER, LLC** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Charlotte Park Section II, as of record in Book 2663, Pages 22 and 23, Register's Office for said County, as follows: Beginning at a point in the Northwesterly margin of Annex Avenue at the corner of Lots No. 116, and 117; thence with the line between said lots Northwesterly 149.8 feet to a point; thence Northeasterly 88 feet to the margin of Henry Ford Drive; thence with the margin of the same, Southeasterly 124.7 feet to the beginning of a curve; thence around said curve, Southerly 39.3 feet to the margin of Annex Avenue; thence with margin of the same, Southwesterly 63 feet to the point of beginning.

Being the same property conveyed to Hari Bernstein and Deborah Bernstein by Deed of record in **20150824-0085030**, Register's Office for Davidson, Tennessee.

**Said property is not the primary residence of either Grantor.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **Improved** property known as: **6401 Henry Ford Drive, Nashville, Tennessee 37209**.

BILL GARRETT, Davidson County
Trans: T20150092117 DEEDQC
Recvd: 10/29/15 09:39 2 pgs
Fees: 12.00 Taxes: 0.00

20151029-0110015

Witness my/our hand(s) this the 12 day of Oct, 2015

HARI BERNSTEIN

DEBORAH BERNSTEIN

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
On 10/12/15 before me, Kelly Charpenet, Notary Public, personally appeared Hari Bernstein and Deborah Bernstein who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

STATE OF ~~TENNESSEE~~ TENNESSEE
COUNTY OF ~~DAVIDSON~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HARI BERNSTEIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of OCTOBER, 2015.

Notary Public

My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

QRS-1
KELLY CHARPENET
COMM. 1992733
NOTARY PUBLIC CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Oct. 14, 2016
QRS-1

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH BERNSTEIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12 of Oct, 2015.

Kelly Charpenet
Notary Public

My Commission Expires: 10/14/2016
(SEAL)

QRS-1
KELLY CHARPENET
COMM. 1992733
NOTARY PUBLIC CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Oct. 14, 2016
QRS-1

RETURN TO:

Rudy Title and Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212