QUITCLAIM DEED

This Instrument was prepared without the benefit of a title search.

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 me on 10-9-2017.

NOTARY PUBLIC

My Commission Expires: 9-11-17

DIANNE R. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Rd., Suite 201
Nashville, Tennessee 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
The Ellis Family Trust 9029 Reseda Blvd., Suite 206 Northridge, CA 91324	Same as New Owner	93-13-C-109.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **RUSSELL L. ELLIS and RENEE ELLIS**, a married couple, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **RUSSELL L. ELLIS and RENEE L. ELLIS** as Trustees of **THE ELLIS FAMILY TRUST**, a California revocable trust, dated March 9, 2004, and any amendments thereto, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 619 as set forth in the Master Deed Establishing ICON in the Gulch Master Condominium, a condominium in the form of ownership and use in the manner provided under the provisions of the Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20080423-0041665 in the Register's Office for Davidson County, Tennessee; and further by the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium of record as Instrument No. 20080423-0041666 in said Register's Office; said unit also being shown as part of Exhibits "D" to said Master Deeds.
>
> Being the same property conveyed to Russell L. Ellis and Renee Ellis, husband and wife by Deed from ICON in the Gulch, LLC, a Tennessee limited liability company, of record in Instrument No. 20080630-0067327 in the Register' Office for Davidson County, Tennessee.

The property is known as improved property located at 600 12th Avenue South #619, Nashville, Tennessee 37203.

This instrument and the interest hereby released and quitclaimed are subject to any and all plats, easements, limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands March 9, 2017.

[Signatures appear on following page.]

Davidson County DEEDQC
Recvd: 03/13/17 15:51 4 pgs
Fees:22.00 Taxes:0.00
20170313-0024711

Russell L. Ellis

Renee Ellis

STATE OF _____

COUNTY OF _____

On _____, 2017 before me personally appeared Russell L. Ellis, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL ON _____, 2017.

See Attached Notary Certificate

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF _____

COUNTY OF _____

On _____, 2017 before me personally appeared Renee Ellis, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL ON _____, 2017.

See Attached Notary Certificate

_____
NOTARY PUBLIC

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

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 03/09/2017 (Date) before me, Anudeep Singh ,Notary Public (Here Insert Name and Title of the Officer)

personally appeared RUSSELL LANCE ELLIS and RENEE LOUISE ELLIS (Name(s) of Signer(s))

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.

ANUDEEP SINGH
Notary Public – California
Los Angeles County
Commission # 2181790
My Comm. Expires Jan 29, 2021

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.

Signature _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quitclaim Deed. Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Dianne R. Sims, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

DIANNE R. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 9-11-17