1st

This instrument prepared by:
Fidelity National Title Company
555 S. Flower St., Ste. 4420
Los Angeles, CA 90071

BILL GARRETT, Davidson County
Trans:T20170024365 DEEDQC
Recvd: 03/22/17 14:12 6 pgs
Fees:32.00 Taxes:0.00
20170322-0028102

# QUITCLAIM DEED

Address of New Owners:
70 Doray Dr.
Pleasant Hill, CA 94523

Send Tax Bills to:
1853 Hoke Ct.
Pinole, CA 94564

Map/Parcel No. 08504004200

FOR AND IN CONSIDERATION of the sum of One ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, we, **BCP Properties, a Tennessee general partnership**, by these presents do hereby quitclaim and convey unto **3308 Lebanon Pike, LLC, a Tennessee limited liability company**, their heirs, successors and assigns, all our right, title and interest in and to the following described tract of land:

**(insert legal description with derivation clause or attach as Exhibit A)**

STATE OF _____
COUNTY OF _____

The actual consideration for this transfer is $ 0.00 .

Subscribed and sworn to before me this the
day of _____, 2017 .

_____
Affiant

My commission expires:
(Affix Seal)

_____
Notary Public

Witness our hand this 14 day of March, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

**BCP Properties, a Tennessee general partnership**

**By:** Parampreet Singh Bhatia

**Name:** PARAMPREET SINGH BHATIA

**Title:** GEN. PARTNER.

STATE OF California
COUNTY OF Contra Costa

Personally appeared before me, MB Barbieri, a Notary Public in and for said County and State, Paramjeet Singh, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Pinole, this 14 day of Mar, 2017.

MB Barbieri Notary Public

My Commission Expires: 1-12-21

SEE ATTACHMENT

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STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be _____ of _____, the within named bargainor, a corporation, and that __he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by __self as _____.

Witness my hand and official seal at _____, this ___ day of _____, 2_____.

_____
Notary Public

My Commission Expires:

# CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 Contra Costa }

On 3-14-17 before me, MB Barbieri notary public
(Here insert name and title of the officer)

personally appeared Parampreet Singh,
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.

MB Barbieri
Notary Public Signature (Notary Public Seal)

HRE1 MB BARBIERI HRE1
COMM. # 2179323
NOTARY PUBLIC - CALIFORNIA
CONTRA COSTA COUNTY
My Comm. Exp. January 12, 2021

## ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages ____ Document Date____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other ____

## INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they,~~ ~~is~~ /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

# *EXHIBIT "A"*

## Legal Description

Being a tract of land lying in Nashville, Davidson County, Tennessee. and being more particularly described as follows:

Beginning at an existing P.K. nail, said P.K. nail being approximately 400 feet southwest of the westerly right-of-way line of Hickory Hill Lane, at the intersection of the westerly property line of the property line of the property of Ellis H. Marshall, as of record in Deed Book 11335, Page 241, at the Register's Office for Davidson County, Tennessee, and the northerly right-of-way line of Lebanon Pike, width varies;

Thence with the northerly right-of-way line of Lebanon Pike along a curve to the right, with an arc length of 153.84 feet, the radius of which is 1860.00 feet, the central angle of which is 04 Deg 44 Min 21 Sec, the chord of which is South 54 Deg 12 Min 21 Sec West, 153.80 feet, to an iron rod set in the easterly property line of the property of G. Stroud Merritt, III, Louise Clark Merritt, Eli Merritt and Rosana Castrillo, Trustees, as of record in Deed Instrument Number 20031105-0162340, at the Register's Office for Davidson County, Tennessee;

Thence Levin the northerly right-of-way line of Lebanon Pike with the easterly property line of G. Stroud Merritt, III, Louise Clark Merritt, Eli Merritt and Rosana Castrillo, Trustees, North 32 Deg 08 Min 08 Sec West, 211.05 feet to an iron rod set at a corner common with the property of Emmanuel Evangelical Lutheran Church, as of record in Deed Book 7332, Page 812, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of Emmanuel Evangelical Lutheran Church, North 55 Deg 17 Min 11 Sec East, 100.00 feet to a P.K. nail set;

Thence North 49 Deg 41 Min 11 Sec East, 225.80 feet to an iron rod set;

Thence South 40 Deg 29 Min 19 Sec East, 50.42 feet to an existing railroad spike at a corner common with the property of Emmanuel Evangelical Lutheran Church, as of record in Deed 10223, Page 468, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Emmanuel Evangelical Lutheran Church, South 39 Deg 32 Min 24 Sec East, 46.59 feet to an iron rod set at a corner common with the property of said Ellis H. Marshall;

Thence with the northerly property line of Ellis H. Marshall, South 50 Deg 49 Min 50 Sec West, 199.67 feet to P.K. nail set;

Thence with the westerly line of Ellis H. Marshall, South 39 Deg 23 Min 08 Sec East, 118.26 feet to the POINT OF BEGINNING.

Containing 48,568 Square Feet (1.115 Acres more or less).

The foregoing property description is derived from a survey of Dawn Villa Apartments dated February 19, 2004, by R. Scot Cherry, Tennessee No. 1512, Cherry Land Surveying, Inc., 622 West Iris Drive; Nashville, Tennessee 37204, Job No. 04043-LKM.

Being the same property converyed to BCP Properties, a Tennesse general partnership by Limited Warranty Deed from Alan F. Bachrach Family Limited Partnership #3, a Tennessee Limited Partnership of record in Instrument No. 20050909-0108690, in the Register's Office for Davidson County, Tennessee.

This instrument prepared by:
Fidelity National Title Company
555 S. Flower St., Ste. 4420
Los Angeles, CA 90071

# QUITCLAIM DEED

Address of New Owners:
70 Doray Dr.
Pleasant Hill, CA 94523

Send Tax Bills to:
1853 Hoke Ct.
Pincole, CA 94564

Map/Parcel No. 08504004200

FOR AND IN CONSIDERATION of the sum of One ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, we, **BCP Properties, a Tennessee general partnership**, by these presents do hereby quitclaim and convey unto **3808 Lebanon Pike, LLC, a Tennessee limited liability company**, their heirs, successors and assigns, all our right, title and interest in and to the following described tract of land: P.B.

**(insert legal description with derivation clause or attach as Exhibit A)**

STATE OF _____
COUNTY OF _____

The actual consideration for this transfer is $ 0.00 .

Subscribed and sworn to before me this the
day of _____, 2017.

Affiant

My commission expires: See Attached
(Affix Seal)

PC-03-13-2017
Notary Public

Witness our hand this 13 day of March, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

**BCP Properties, a Tennessee general partnership**

**By:** _____

**Name:** PARAMPREET SINGH BHATIA

**Title:** Managing General Partner.

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.

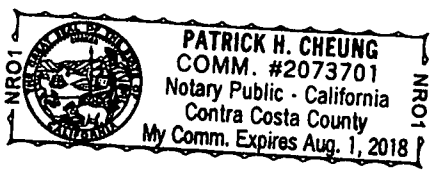
STATE OF California
COUNTY OF Contra Costa } ss:

On 03/13/2017 before me, Patrick H. Cheung, Notary Public
(here insert name and title of the officer), personally appeared
PARAMPREET SINGH BHATIA,
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.

Signature _____ (Seal)




(NOTARYAK)(12-07)