Bill Garrett Davidson County
Batch# 120607 DEEDQC
07/25/2018 12:46:46 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180725-0072577

QUITCLAIM DEED

FROM: Sabrina Brett Cook
1333 N. Curson Ave. #109
Los Angeles, CA 90046

This Instrument was Prepared by:
Cathy Speers Johnson
Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, TN 37067

TO: Pastel Music, Inc.
2816 Foster Avenue
Nashville, TN 37210

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
Pastel Music, Inc. 2816 Foster Avenue Nashville, TN 37210	Prager Metis CPAs, LLC Attn. Thomas F. Smith, CPA 14 Penn Plaza #1800 New York, NY 10122	Map 119-9 Parcel 192

AFFIDAVIT

STATE OF Tennessee)
COUNTY OF Williamson)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled ***David Kyle Cook v. Sabrina Brett Cook,*** **Civil Action No. 45946, Chancery Court for Williamson County, Tennessee** and that there was no other consideration given for the transfer.

David Kyle Cook, Affiant

Sworn to and subscribed before me, this the 24 day of July, 2018.

JACKIE R. DUSEK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Jackie R. Dusek
Notary Public

My Commission Expires: 3-3-19

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement

executed in that certain case styled ***David Kyle Cook v. Sabrina Brett Cook,*** **Civil Action No. 45946, Chancery Court for Williamson County, Tennessee**. Accordingly, Sabrina Brett Cook does hereby quitclaim unto the said Pastel Music, Inc., its successors, and assigns, all of her right, title and interest in and to 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. 23 on the Plan of Parkway Subdivision, as of record in Book 974, Page 62, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 23 fronts 50 feet on the easterly side of Foster, formerly Akin Avenue, as widened, and extends back 162 feet on the northerly line and 158.7 feet on the southerly line, to a dead line, measuring 50 feet thereon.
>
> Being the same property conveyed to Pastel Music, Inc., by General Warranty Deed of record at Instrument No. 20051122-0141205, Register's Office for Davidson County, Tennessee.
>
> The source of this description is the prior deed.
>
> This is improved property known as 2816 Foster Avenue, Nashville, TN 37210.

Witness my hand this 21st day of June, 2018

SABRINA BRETT COOK

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, _____, a Notary Public of said County and State, SABRINA BRETT COOK, whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, _____, this _____ day of _____, 20___.

-See Attached Form

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 6/21/18 (Date) before me, Rafael Orduña, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Sabrina Brett Cook (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.

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)

RAFAEL ORDUNA
Notary Public – California
Los Angeles County
Commission # 2224954
My Comm. Expires Dec 11, 2021

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: Quit Claim Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

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

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

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