QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

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

Morgan Harris
Affiant

Subscribed and sworn to me on September 28, 2018.

Brenda Lewis
NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL
Steven Slovenski Courtney Slovenski TST Group, LLC 1604B Shackleford Road Nashville, TN 37215	SAME AS NEW OWNER	131-03-0Z 002.00-CO

Karen Y Johnson Davidson County
Batch# 146377 DEEDQC
09/28/2018 11:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180928-0096262

KNOW ALL MEN BY THESE PRESENTS that, TST Group, LLC, a Delaware limited liability company, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto, Steven and Courtney Slovenski, a married couple and TST Group, LLC as joint owners, hereinafter called **"GRANTEES,"** their successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

> Land in Davidson County, Tennessee, Being Unit No. B, on the Plan of Shackleford Place Townhomes, a Horizontal Property Regime with Private Elements, as established by and shown as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060202-0012952, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to TST Group, LLC, a Delaware limited liability company, by Warranty Deed from Lamar Raley and wife, Terri Raley, of record in Instrument No. 20161115-0120339 Register's Office for Davidson County, Tennessee, recorded on November 15, 2016.
>
> This is improved property known as 1604B Shackleford Road Nashville, TN 37215.
>
> This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on September 27, 2018.

TST Group, LLC

David M Germann

By: David M Germann

STATE OF California

COUNTY OF Ventura

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared David M Germann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized representative of TST Group, LLC, the within named bargainor, and that he as such authorized representative of TST Group, LLC, has duly authorized and executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as authorized representative of TST Group, LLC.

WITNESS MY ~~HAND AND OFFICIAL SEAL~~, this the 27th day of September, 2018.

NOTARY PUBLIC

My Commission Expires: 11/18/2021

TOMMY SOBHANPANAH
Notary Public – California
Ventura County
Commission # 2219543
My Comm. Expires Nov 18, 2021

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 Ventura)

On 9/27/18 (Date) before me, Tommy Sohlman Panch Notary Pub/12 (Here Insert Name and Title of the Officer),

personally appeared David M. Germann (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.

TOMMY SOHLMAN PANCH
Notary Public – California
Ventura County
Commission # 2216543
My Comm. Expires Nov 12, 2021

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: 9/27/18
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: David M. Germann	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. Kirby, 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.

Notary's Signature

My Commission Expires: 09-07-21

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY