Karen Y Johnson Davidson County
Batch# 157378 DEEDQC
11/07/2018 12:24:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20181107-0110366

THIS INSTRUMENT PREPARED BY:	WHEN RECORDED RETURN TO:	Send Tax Bills To Grantee(s) at:	Map & Parcel No.
Carolyn Dale Attorney at Law*, c/o BCHH Inc., 181 Montour Run Road, Coraopolis, PA 15108	BCHH Inc., 181 Montour Run Road, Coraopolis, PA 15108	LUKE P. RYAN AND XENIA B. HOM, AS JOINT TENANTS WITH FIRST RIGHT OF SURVIVORSHIP, 924 MARINA STREET, NASHVILLE, TN 37206	082 12 0 177.00

QUITCLAIM DEED

FOR TEN DOLLARS ($10.00), and other good and valuable consideration, given by LUKE P. RYAN AND XENIA B. HOM, AS JOINT TENANTS WITH FIRST RIGHT OF SURVIVORSHIP, whose address is 924 MARINA STREET, NASHVILLE, TN 37206 ("**Grantee(s)**"), the receipt and sufficiency all of which is hereby acknowledged, SWINGING MONKEY, LP, A California limited partnership, whose address is 924 MARINA STREET, NASHVILLE, TN 37206, ("**Grantor(s)**"), does hereby quitclaim and convey unto Grantee(s), Grantee's heirs, and assigns (if applicable), all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 58 ON THE PLAN OF NEILL S. BROWN'S ADDITION TO EAST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 50, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 58 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF MARINA STREET AND RUNS BACK BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY.

Being the same real estate conveyed to Grantor(s) by instrument recorded on 7/9/2015 at INSTRUMENT NO. 20150709-0066944 in the Register's Office of DavidsonCounty, Tennessee.

Commonly known as 924 MARINA STREET, NASHVILLE, TN 37206. This address is provided for informational purposes only.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. AND, subject always to those liens, easements, encumbrances and exceptions of record.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[Signature Page Follows]

File 18070725-N

GRANTOR(S):

SWINGING MONKEY, LP, A California limited partnership

By: LUKE P. RYAN

Its: PRESIDENT

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
)
COUNTY OF SAN DIEGO)

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

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared LUKE P RYAN, the PRESIDENT of SWINGING MONKEY, LP, A California limited partnership, and is the person who executed the foregoing instrument on behalf of said SWINGING MONKEY, LP, A California limited partnership.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 25TH day of OCTOBER, 2018.

Notary Public

My Commission Expires: OCTOBER 26, 2019

TINA T. LEE-DANIELS
Commission # 2128579
Notary Public - California
San Diego County
My Comm. Expires Oct 26, 2019

OATH OF CONSIDERATION

The actual consideration or value, whichever is greater, for this transfer is $10.00.

GRANTOR(S):

SWINGING MONKEY, LP, A California limited partnership

By: LUKE P. RYAN

Its: PRESIDENT

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
)
COUNTY OF SAN DIEGO)

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.

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared LUKE P. RYAN, the PRESIDENT of SWINGING MONKEY, LP, A California limited partnership, and is the person who executed the foregoing instrument on behalf of said SWINGING MONKEY, LP, A California limited partnership.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 25TH day of OCTOBER, 2018.

Notary Public

TINA T. LEE-DANIELS
Commission # 2128579
Notary Public - California
San Diego County
My Comm. Expires Oct 26, 2019

My Commission Expires: OCTOBER 26, 2019

*Prepared by a licensed attorney in this state (without the benefit of title review). The preparer has not had any contact with and did not provide legal advice to either party. Information contained in this deed was provided to the preparer by Grantor's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. Any questions regarding this deed should be directed to: BCHH Inc., 181 Montour Run Road, Coraopolis, PA 15108

True Copy Certification

I, Thomas Workman, 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.

Thomas Workman
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, ~~[Name of Notary]~~ Heather L. Revay, a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

*Thomas Workman

Heather L. Revay
Notary's Signature

My Commission Expires: 4-11-2022
Notary' Seal (if on paper)

Commonwealth of Pennsylvania – Notary Seal
Heather L. Revay, Notary Public
Allegheny County
My Commission Expires April 11, 2022
Commission Number 1331166