Prepared by and Return to:
Staci Y. Blackwell, Esq.
6060 Poplar Avenue, Suite LL37
Memphis, Tennessee 38119

Karen Y Johnson Davidson County
Batch# 180694 DEEDQC
01/04/2019 12:56:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20190104-0001181

QUIT CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, That **RACHEL DECKER-SADOWSKI AND JANINE CATHERINE LEGER**, party of the first part, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged by the parties, do hereby bargain, sell, remise, release, quit claim and convey unto **J&R REALTY, LLC, a Delaware limited liability company**, party of the second part, the following described real estate located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee being Lot 58, BURCHWOOD GARDENS, SECTION TWO, as shown on plat of record in Plat Book 2900, Page 66, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to party of the first part by Warranty Deed of record at Instrument Number 20180625-0060968, in the said Register's Office.

IN TESTIMONY WHEREOF, party of the first part has executed this instrument this 19th day of December, 2018.

RACHEL DECKER-SADOWSKI

JANINE CATHERINE LEGER

****

STATE OF California
COUNTY OF Los Angeles

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared RACHEL DECKER-SADOWSKI 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 who acknowledged that she executed the same as her free act and deed.

WITNESS my hand and seal at office this 19th day of December, 2018.

My Commission Expires: 10/12/20

SANDRA A. NOVICOFF
COMM. # 2127527
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES OCT. 12, 2019

Notary Public

Prepared by and Return to:
Staci Y. Blackwell, Esq.
6060 Poplar Avenue, Suite LL37
Memphis, Tennessee 38119

QUIT CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, That **RACHEL DECKER-SADOWSKI AND JANINE CATHERINE LEGER**, party of the first part, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged by the parties, do hereby bargain, sell, remise, release, quit claim and convey unto **J&R REALTY, LLC, a Delaware limited liability company,** party of the second part, the following described real estate located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee being Lot 58, BURCHWOOD GARDENS, SECTION TWO, as shown on plat of record in Plat Book 2900, Page 66, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to party of the first part by Warranty Deed of record at Instrument Number 20180625-0060968, in the said Register's Office.

IN TESTIMONY WHEREOF, party of the first part has executed this instrument this 3 day of January, 2019.

_____
RACHEL DECKER-SADOWSKI

_____
JANINE CATHERINE LEGER

****

STATE OF _____
COUNTY OF _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared RACHEL DECKER-SADOWSKI 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 who acknowledged that she executed the same as her free act and deed.

WITNESS my hand and seal at office this_____ day of January, 2019.

My Commission Expires:_____ _____

Notary Public

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JANINE CATHERINE LEGER 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 who acknowledged that she executed the same as her free act and deed.

WITNESS my hand and seal at office this 3RD day of January, 2019.

* See attached for California compliant form.
Notary Public

My Commission Expires: FEBRUARY 29, 2020

****

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10

Affiant

Subscribed and sworn to before me this 3rd day of JANUARY, 2019.

* SEE ATTACHED FOR CA Compliant form.
Notary Public

My Commission Expires: FEBRUARY 29, 2020

Property Owner:
J&R Realty, LLC

Tax Information: 072-16-0 030.00

Mail Tax Bills to:
J&R Realty, LLC

Property known as:

1917 Berkshire Drive
Nashville, TN 37216

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 SAN FRANCISCO)

On JANUARY 3, 2019 before me, BRENTON DANIEL HARMAN, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared JANINE CATHERINE LEGER
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.

BRENTON DANIEL HARMAN
Commission # 2144594
Notary Public - California
San Francisco County
My Comm. Expires Feb 29, 2020

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: QUIT CLAIM DEED Document Date: JANUARY 3, 2019
Number of Pages: 4 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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STATE OF _____
COUNTY OF _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JANINE CATHERINE LEGER 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 who acknowledged that she executed the same as her free act and deed.

WITNESS my hand and seal at office this_____ day of December, 2018.

_____
Notary Public

My Commission Expires:_____

****

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0

_____
Affiant

Subscribed and sworn to before me this 19th day of Dec., 2018.

_____
Notary Public

My Commission Expires: 10/12/19

SANDRA A. NOVICOFF
COMM. # 2127527
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES OCT. 12, 2019

Property Owner:
J&R Realty, LLC
718 N Croft Ave., 102
Los Angeles, CA 90069

Property known as:

1917 Berkshire Drive
Nashville, TN 37216

Tax Information: 072-16-0 030.00

Mail Tax Bills to:
J&R Realty, LLC
718 N Croft Ave, 102
Los Angeles, CA 90069

Certificate of Authenticity

I, Rena Lu, do hereby make an 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.

Rena Lu

Name: **Rena Lu**
Title: **Escrow Administrator**

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me Beressa Becton, a notary public for this county and state, Rena Lu who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Beressa Becton 4/26/20

My Commission Expires:
Commission #

