THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203-A
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 15th day of April, 2019.

Notary Public

My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

Karen Johnson Davidson County
Batch# 218722 DEEDQC
04/17/2019 08:32:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190417-0035074

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Linguareach, LLC 440 South Detroit St. Los Angeles, CA 90036.	New Owner	072-15-0-219

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Paula Angelica Hidalgo, a single person,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Linguareach, LLC, a California limited liability company,** its heirs and assigns, all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 23 on the plan of Sherwood Subdivision, as of record in Book 1424, Page 51, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Paula Angelica Hidalgo by Warranty Deed from Sandra L Johnson now known as Sandra Lewis, of record in Instrument number 20190219-0014652, Register's office for Davidson County, Tennessee dated February 15th, 2019 and recorded on February 19th, 2019. Being also known as 1704 Sherwood Lane, Nashville, TN 37216.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2019 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument is effective on the 11 day of April, 2019.

Paula Angelica Hidalgo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Paula Angelica Hidalgo, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11 day of April, 2019.

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.

Notary Public
My Commission Expires: 02/08/2019

