THIS INSTRUMENT PREPARED BY:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067
(615)599-9959

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Amanda J. Dethier
Affiant

SUBSCRIBED AND SWORN to before me, this the 29th day of April, 2019.

Jamie Ivey
Notary Public
My Commission Expires: 01-24-23

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
BEARCAVE, LLC. 2030 Ivar Ave #205 LA, CA 90068	New Owner	083-13-0-160

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Michael Bloom, an unmarried man and Blaire Eltringham, an unmarried woman, as tenants in common with right of survivorship ("Grantors"), have bargained and sold, and by these presents does hereby Quitclaim and convey unto Bearcave, LLC, ("Grantees"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of East Edgefield of record in Plat Book 21, Page 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Bloom, an unmarried man and Blaire Eltringham, an unmarried woman, as tenants in common with right of survivorship by Warranty Deed from Thomas Trotter and Rebecca Davis Trotter, husband and wife, dated January 11, 2019 and filed of record in Instrument No. 20190115-0004031, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1215 Boscobel Street Nashville, Tennessee 37206.

Karen Johnson Davidson County
Batch# 223445 DEEDQC
04/29/2019 02:21:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190429-0039319

IN WITNESS WHEREOF, Grantors have executed this instrument as of the 20th day of April, 2019.

GRANTORS:

Michael Bloom

Blaire Eltringham

STATE OF _____
COUNTY _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Bloom and Blaire Eltringham the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ day of _____, 2019.

See attached certificate
Notary Public

My Commission Expires:
(SEAL)

ACKNOWLEDGMENT

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 APRIL 20, 2019 before me, Joon Kim Notary Public
(insert name and title of the officer)

personally appeared MICHAEL BLOOM AND BLAIRE ELTRINGHAM,
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.

JOON KIM
Notary Public – California
Los Angeles County
Commission # 2228655
My Comm. Expires Feb 9, 2022

Signature _____ (Seal)

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Amanda J. Arthur, a notary public for this county and state, Jamie Ivey, 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: 05/23/2022