Karen Johnson Davidson County
Batch# 231687 DEEDQC
05/17/2019 03:07:31 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190517-0046911

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
The Malibu Valley Living Family Trust P.O. Box 70684 Pasadena, CA 91117	New Owner	09100H02100CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Saeed Salehpour, married****, by these presents does hereby quitclaim and convey unto **The Malibu Valley Living Family Trust**, its heirs, successors and assigns, his right, title and interest in and to the following described tract of land:

Land situated in Davidson County, Tennessee, being Unit 21, as established in Declaration of Covenants, Conditions and Restrictions for Clifton Condos, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180413-0035156, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "D" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to CJ Clifton Partners, LLC by Warranty deed from H. Calister Turner, III of record in Instrument No. 20160907-0094309 Register's Office for Davidson County, Tennessee, dated September 2, 2016 and recorded on September 7, 2016.

Being a portion of the same property conveyed to CJ Clifton Partners, LLC by Quitclaim deed from H. Calister Turner, III of record in Instrument No. 20160907-0094310 Register's Office for Davidson County, Tennessee, dated September 2, 2016 and recorded on September 7, 2016.

Being the same property conveyed to Saeed Salehpour by Special Warranty Deed from CJ Clifton Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20190215-0014355 Register's Office for Davidson County, Tennessee, dated February 13, 2019 and record on February 15, 2019.

** This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

Being also known as 2519 Clifton Ave. #201, Nashville, TN 37209.

STATE OF California
COUNTY OF Los Angeles

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 16 day of May, 2019.

Saeed Salehpour
Affiant

Notary Public

My commission expires:
(Affix Seal)

See Attached California All Purpose Acknowledgment for Stamp

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 16 day of May, 2019.

Saeed Salehpour

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Saeed Salehpour,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16 day of May, 2019.

Notary Public

SEE ATTACHED: California All Purpose Acknowledgment for notary Stamp.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00, **Affiant**
Subscribed and sworn before me this the
17 **Day of** May, 2019.
A. Bass, **Deputy Register**

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 Los Angeles)

On 05/16/2019 (Date) before me, Pamela Hanson-Medina, notary (Here Insert Name and Title of the Officer),

personally appeared Saeed Salehpour (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.

Signature _____ (Signature of Notary Public)

PAMELA HANSON-MEDINA
Notary Public - California
Los Angeles County
Commission # 2260406
My Comm. Expires Sep 29, 2022

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: Quick Claim Deed Document Date: 05/16/2019
Map and Parcel: 0910OH021OOC O
Number of Pages: 2 Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: Saeed Salehpour	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: Self	Signer Is Representing:

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