THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203-A** **Nashville, TN 37215** *No title search was performed in the preparation of this Quitclaim Deed.*	STATE OF TENNESSEE COUNTY OF Davidson) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 17th day of June, 2019. Notary Public My Commission Expires:

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

QUITCLAIM DEED

Address New Owner: Linguareach, LLC 440 South Detroit St. Los Angeles, CA 90036.	Send Tax Bills To: New Owner	Tax Information: 091-07-0-483.00

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. 1217 of Block 39 on the Plan No. 2 of West Nashville of record in Plat Book 57, Page 172, 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, a single person, from White Peach Development, LLC, a Tennessee Limited Liability Company by Warranty Deed of record in Instrument No. 20190522-0048292 Register's Office for Davidson County, Tennessee, recorded May 22, 2019.

This improved property known as: 5308A Pennsylvania Avenue, Nashville, TN 37209

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.

Karen Johnson Davidson County
Batch# 244675 DEEDQC
06/18/2019 09:03:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190618-0058428

IN WITNESS WHEREOF, this instrument is effective on the 07 day of JUNE, 2019.

Paula Angelica Hidalgo

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 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 she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7 day of June, 2019.

VARDAN STEPANYAN
COMM. # 2114820
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. JULY 8, 2019

Vardan Stepanyan
Notary Public
My Commission Expires: 07/08/2019