Karen Johnson Davidson County
Batch# 264997 DEEDQC
08/01/2019 08:35:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190801-0075772

THIS INSTRUMENT PREPARED BY:

Alexandria Tripoli
Blanchard, Krasner & French, APC
800 Silverado Street, 2nd Floor
La Jolla, CA 92037

RESPONSIBLE TAXPAYER AND OWNER:
Intentional Properties TN, LLC
c/o Patrick T. Keith-Hynes and Meghan W. Keith-Hynes
4351 42nd Street
San Diego, CA 92105

Property Tax Map and Parcel No.: Map and Parcel – 093-16-0-123.00
Property Address: 108 Lewis Street, Nashville, Tennessee 37210-2718

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **PATRICK T. KEITH-HYNES AND MEGHAN W. KEITH-HYNES, AS TRUSTEES OF THE KEITH-HYNES FAMILY TRUST DATED JUNE 11, 2018 ("Grantor")**, for and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), the receipt of which is hereby acknowledged, do(es) hereby bargain, sell, release, remise, quit claim and convey unto **INTENTIONAL PROPERTIES TN, LLC**, a California limited liability company ("**Grantee**"), Grantee's successors and/or assigns all their right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being the front or East part of Lot No. 128 on the Plan of Maury and Claiborne's Addition to Nashville, of record in Plat Book 21, Pages 84 and 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Lot fronts 35 feet on the Westerly side of Lewis Street and runs back between parallel lines 105 feet to a dead line.

Being the same property conveyed to Patrick T. Keith-Hynes and Meghan W. Keith-Hynes, as Trustees of the Keith-Hynes Family Trust Dated June 11, 2018 by Quitclaim Deed from Meghan Keith-Hynes, recorded on the 31 day of July, 2019 in Instrument Number 20190731-0075668, in the Register's Office for Davidson County, Tennessee.

Commonly known as: **108 Lewis Street, Nashville, Tennessee 37210-2718**.

[Signature Page to Follow]

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed as of July 15, 2019.

GRANTOR:

Keith-Hynes Family Trust dated June 11, 2018

By: _____
Patrick T. Keith-Hynes, Trustee

By: _____
Meghan W. Keith-Hynes, Trustee

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 DIEGO

On July 15, 2019, before me, Alexandria Tripoli, Notary Public, personally appeared Meghan Willis Keith-Hynes, 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.

(Seal)

WITNESS my hand and official seal.

Signature _____

ALEXANDRIA TRIPOLI
Notary Public – California
San Diego County
Commission # 2191024
My Comm. Expires Apr 11, 2021

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 DIEGO

On July 15, 2019, before me, Alexandria Tripoli, Notary Public, personally appeared Patrick Thomas Keith-Hynes, 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.

(Seal)

WITNESS my hand and official seal.

Signature _____

ALEXANDRIA TRIPOLI
Notary Public – California
San Diego County
Commission # 2191024
My Comm. Expires Apr 11, 2021

OATH OF CONSIDERATION

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

The actual consideration for this transfer is $0.

Affiant

Affiant

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.

Subscribed and sworn to (or affirmed) before me MEGHAN WILLIS KEITH HYNES this 15th day of July, 2019, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Notary Seal)

Signature of Notary Public

ALEXANDRIA TRIPOLI
Notary Public – California
San Diego County
Commission # 2191024
My Comm. Expires Apr 11, 2021

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.

Subscribed and sworn to (or affirmed) before me PATRICK THOMAS KEITH HYNES this 15th day of July, 2019, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Notary Seal)

Signature of Notary Public

ALEXANDRIA TRIPOLI
Notary Public – California
San Diego County
Commission # 2191024
My Comm. Expires Apr 11, 2021

True Copy Certification

I, Araceli Gallardo, 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 herewith and that this is a true and correct copy of the original executed and authenticated according to law.

Signature

State of California

County of Orange

Personally appeared before me, Esther L. Hinostroza, a notary public for this county and state, Araceli Gallardo who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

ESTHER L. HINOSTROZA
Notary Public – California
Orange County
Commission # 2214485
My Comm. Expires Sep 16, 2021

Notary's Signature

My Commission Expires
Notary' Seal (if on paper)