Karen Johnson Davidson County
Batch# 290589 DEEDQC
09/24/2019 02:14:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20190924-0097047

QUIT CLAIM DEED

By:

WARREN FAMILY LIMITED PARTNERSHIP., a Delaware limited partnership

To:

MANDOLIN HOUSE PROPERTIES, LLC, a Tennessee limited liability company

Premises:

Being that certain tract of land located in Davidson County, Tennessee, and being more particularly described in Exhibit "A" attached hereto and fully made a part hereof by reference for all purposes.

Dated:

August 7, 2019

Prepared by:
Mayer LLP
750 N. St. Paul Street
Suite 700
Dallas, Texas 75201
Attn: Victoria M. Yarkho

This document filed for record by Republic Title of Texas, Inc. as an accommodation only. It has not been examined as to its execution or as to its effect upon the title. No liability is assumed hereby.

Prepared by:
after recording return to:
c/o Victoria M. Yarkho
Mayer LLP
750 N. St. Paul Street, Suite 700
Dallas, Texas 75201
1002-268385-NDP

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this _____ day of _____, 2019.

See Attached

Notary Public

My Commission Expires: _____

Address New Owner as Follows:	**Send Tax Bills To:**	**Map-Parcel No.:**
Mandolin House Properties, LLC	**6134 La Granada**	**133 15 0 134.00**
6134 La Granada	**Rancho Santa Fe, CA 92091**	
Rancho Santa Fe, CA 92091	c/o Mandolin House Properties, LLC	

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Warren Family Limited Partnership, a Delaware limited partnership ("Grantor"), for no consideration, has QUITCLAIMED, and by these presents does QUITCLAIM unto Mandolin House Properties, LLC, a Tennessee limited liability company ("Grantee"), all of Grantor's rights, title, and interest in the following described property located at 420 Welshwood Dr., Nashville, Tennessee 37211, to-wit:

> **BEING** that certain tract of land located in Davidson County, Tennessee, and being more particularly described in Exhibit "A" attached hereto and fully made a part hereof by reference for all purposes, together with all buildings, improvements and fixtures located thereon and all rights and appurtenances thereto in anywise belonging to Grantor (all of said property and interest being collectively referred to herein as the "Property").

SUBJECT, HOWEVER, to any and all mineral reservations, conveyances, rights-of-way, easements, encumbrances, restrictions, and all other matters of record affecting said property in the office of the Official Public Records of Davidson County, Tennessee.

[signatures on next page]

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.

Quitclaim Deed

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 29th day of August, 2019, by Allyson Ashell,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

KARI ALDRETE
Notary Public - California
San Diego County
Commission # 2202258
My Comm. Expires Jul 20, 2021

(Seal) Signature

EXECUTED this 29th day of August, 2019.

WARREN FAMILY LIMITED PARTNERSHIP,
a Delaware limited partnership

By: Warren Family, LLC,
a Delaware limited liability company
its general partner

By: Warren Manager, LLC,
a Delaware limited liability company
its manager

By: _____
Name: Allyson Asbell
Its: President

Address of Grantee:
6134 La Granada
Rancho Santa Fe, CA 92091

THE STATE OF CALIFORNIA §
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2019, by Allyson Asbell, as President of Warren Manager, LLC, a Delaware limited liability company, as Manager of Warren Family, LLC, a Delaware limited liability company, as General Partner of Warren Family Limited Partnership, a Delaware limited partnership, on behalf thereof.

See Attached

_____
NOTARY PUBLIC - STATE OF CALIFORNIA

ACKNOWLEDGMENT

Quit claim Deed

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 August 29, 2019 before me, Kari Aldrete, Notary Public
(insert name and title of the officer)

personally appeared Allyson Asbell ~,
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.

KARI ALDRETE
Notary Public - California
San Diego County
Commission # 2202258
My Comm. Expires Jul 20, 2021

Signature _____ (Seal)

Exhibit "A"
Legal Description

Being a 4.63, more or less, acre portion of Reserved Parcel "D" on the Revised Plan of Welshwood Park as of record in Book 4300, page 6, Register's Office Davidson County, Tennessee.

Beginning at a point lying on the northerly margin of Welshwood Drive, said point further described as being the southeast corner of Lot No. 4 on the Plan of Welshwood Park, Section 5, as of record in Book 4470, page 117, Register's Office, Davidson County, Tennessee, and being further described as being the southwest corner of the herein described tract; thence leaving the said northerly margin of Welshwood Drive, and running with the easterly line of the said Lot No. 4 on the Plan of Welshwood Park, Section 5, north 4° 24' 30" east a distance of 273.86 feet to a point lying on the southerly line of the Mary Hicks Proctor property; thence leaving the said easterly property line of Lot No. 4 and running with the said southerly line of Mary Hicks Proctor property south 86° 15' 55" east a distance of 84.08 feet to an existing concrete monument; thence north 68° 33' 30" east a distance of 304.57 feet to a point, said point further described as lying south 68° 33' 30" west a distance of 400.13 feet from the westerly margin of Nolensville Road; thence leaving the said southerly line of the Mary Hicks Proctor property in a southerly direction around a curve, having a radius of 2855.8 feet to the right a distance of 315.97 feet to a point; thence south 16° 47' east a distance of 268.7 feet to appoint lying on the northerly margin of Welshwood Dive. Said point being further described as lying 378.28 feet from the most westerly return point at the intersection of Nolensville Road and Welshwood Drive; thence running with the said northerly margin of Welshwood Drive in a westerly direction around a curve, having a radius of 456.56 feet to the right a distance of 231.39 feet to a concrete monument; thence north 67° 13' west a distance of 322.94 feet to a concrete monument, the beginning of a curve; thence around a curve having a radius of 419.75 feet, to the left a distance of 52.45 feet to the point of beginning, containing 4.63 more or less, acres.

BEING the property conveyed to Warren Family Limited Partnership by Quitclaim Deed from Joanne C. Warren, as Trustee of the Frank R. Warren and Joanne C. Warren Revocable Trust dated August 2, 1985, filed of record on July 26, 2016, under Document No. 20160726-0076875, Register's Office, Davidson County, Tennessee.

This is improved property known as 420 Welshwood Drive, Nashville, Davidson County, Tennessee 37211.

True Copy of Certification

I, Patricia M. Skelton, 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 document executed and authenticated according to law.

Patricia M. Skelton

Signature

State of Texas

County of Dallas

Personally appeared before me, Sheryl R. Wilson, a notary public for this county and state, Patricia M. Skelton who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheryl R Wilson

Notary's Signature

My Commission Expires: 3/30/2021



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Republic Title of Texas, Inc. as an
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examined as to its execution or as to
its effect upon the title. No liability
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