Karen Johnson Davidson County
Batch# 290589 DEEDQC
09/24/2019 02:14:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20190924-0097048

QUIT CLAIM DEED

By:

WARREN PROPERTIES, INC., a Delaware limited partnership

To:

MANDOLIN TERRACE 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
1002-188385-NDTP

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 Terrace Properties, LLC	**6134 La Granada**	**133 15 0 136.00**
6134 La Granada	**Rancho Santa Fe, CA 92091**	
Rancho Santa Fe, CA 92091	c/o Mandolin Terrace Properties, LLC	

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Warren Properties, Inc., a Delaware limited partnership ("Grantor"), for no consideration, has QUITCLAIMED, and by these presents does QUITCLAIM unto Mandolin Terrace Properties, LLC, a Tennessee limited liability company ("Grantee"), all of Grantor's rights, title, and interest in the following described property located at 441 Welshwood Dr., Nashville, Tennessee 37211:

> **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 Tracy St Amour,

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 PROPERTIES, INC.,
a Delaware corporation

By: _____
Tracy St. Amour, 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 Tracy St. Amour, as President of Warren Properties, Inc., a Delaware corporation, on behalf thereof.

see Attached

_____
NOTARY PUBLIC - STATE OF CALIFORNIA

ACKNOWLEDGMENT

Quitclaim 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 Tracy St Amour,
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

Tract No. 1: Being a 2.38, more or less, acre tract of land located in the 30th Councilmanic District of Davidson County, Tennessee, and being a portion of the land conveyed to F.C. Wallace, et al, as of record in Book 4476, page 653, Register's Office Davidson County, Tennessee, and being a portion of Reserved Parcel "B" on the Revised Plan of Welshwood Park as of record in Book 4300, page 6, Register's Office for Davidson County, Tennessee.

Beginning at a point located in the southerly margin of Welshwood Drive, said point further described as lying 259.8 feet, more or less, from the easterly margin of Corning Drive; thence continuing with the said southerly margin north 78° 38' 30" east a distance of 14.62 feet, more or less, to a point of curve; thence continuing with the said southerly margin and running with a curve having a radius of 394.75 feet to he right a distance of 226.78 feet, more or less, to a point of tangency; thence south 67° 13' east a distance of 11.60 feet, more or less to a point; thence south 15° 36' 41" east a distance of 285.82 feet, more or less, to a point; thence south 75° 24' 41" west a distance of 362.72 feet, more or less, to a point; thence north 3° 57' east a distance of 389.20 feet, more or less, to the point of beginning, containing 2.38, more or less, acres.

Tract No. 2: Being a 2.62, more or less, acre tract of land lying in the 30th Councilmanic District of Davidson County, Tennessee, said tract being a portion of the land conveyed to F. Compton Wallace, and wife, Marth Wallace, as of record in Book 4477, page 781, Register's Office for Davidson County, Tennessee.

Beginning at an existing iron pipe, said point further described as being the most northeasterly point of Elysian Park, Section 2., as of record in Book 2854, page 40; Register's Office Davidson County, Tennessee; thence south 76° 07' 12" west a distance of 459.75 feet, more or less, to a point; thence north 3° 57; east a distance of 289.37 feet, more or less, to a point; thence north 77° 11' 02" east a distance of 362.72 feet, more or less, to a point; thence south 15° 36' 41" east a distance of 280.08 feet, more or less, to the point of beginning containing 2.62, more or less, acres.

The legal description above is the same as the property conveyed to Warren Properties, Inc., as successor by merger to Warren Investments Incorporated, by Warranty Deed filed in Book 4763, Page 538, Register's Office for Davidson County, Tennessee. This is improved property known as 441 Welshwood Drive, Nashville, Davidson County, Tennessee 37211.

201909240097048

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

SHERYL R. WILSON
Notary Public, State of Texas
ID# 3795691
My Comm. Expires 03/30/2021

"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."