THIS INSTRUMENT PREPARED BY:

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

Karen Johnson Davidson County
Batch# 304694 DEEDQC
10/23/2019 08:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191023-0108491

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
CashNash, LLC 816 Autumn Drive Walnut Creek, CA 94598	New Owner	105-05-0K-009.00-CO

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, **Donald C. Cashman, Jr., married***, by these presents does hereby quitclaim and convey unto **CashNash, LLC, a Tennessee Limited Liability Company,** its heirs, successors and assigns, his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit 9, The Edge at Belmont Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140617-0052717, amended in Instrument No. 20150723-0072385, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to E 3 Construction Services, LLC by Warranty deed from Kee Capital Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150908-0091154 Register's Office for Davidson County, Tennessee, dated September 01, 2015 and recorded on September 08, 2015.

Being the same property conveyed to UP Partnerships, GP by Quitclaim deed from E 3 Construction Services, LLC of record in Instrument No. 20160628-0065586 Register's Office for Davidson County, Tennessee, dated June 21, 2016 and recorded on June 28, 2016.

Being the same property conveyed to John H. Eldridge, III, married by Quitclaim deed from UP Partnership, GP of record in Instrument No. 20161206-0127712 Register's Office for Davidson County, Tennessee, dated November 30, 2016 and recorded on December 06, 2016.

Being the same property conveyed to Donald C. Cashman, Jr., by Warranty Deed from Animus Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20191010-0104006 Register's Office for Davidson County, Tennessee, dated October 4, 2019 and recorded on October 10, 2019.

Being also known as 1301 Wade Avenue, Nashville, Tennessee 37212.

** This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he 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.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 22 day of October, 2019.

Affiant

My commission expires: 5/3/21
(Affix Seal)

Notary Public

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3 2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 21 day of October, 2019.

Donald C. Cashman, Jr.

STATE OF CALIFORNIA
COUNTY OF Contra Costa

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Donald C. Cashman, Jr.**, 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 21st day of October, 2019.

Notary Public

My Commission Expires: July 30, 2021

SEE ATTACHED
NOTARY DOCUMENT

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 Contra Costa)

On October 21st 2019 before me, Alexa Evans Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Donald C. Cashman Jr.
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.

ALEXA EVANS
Notary Public – California
Contra Costa County
Commission # 2208050
My Comm. Expires Jul 30, 2021

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 Alexa
Signature of Notary Public

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: Quitclaim Deed
Document Date: 10-21-19 Number of Pages: 2
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:
☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:
Signer Is Representing:

Signer's Name:
☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:
Signer Is Representing:

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True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022