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 25th day of October, 2019. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 308125 DEEDQC
10/30/2019 09:05:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191030-0111216

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

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Linguareach, LLC 440 South Detroit St. Los Angeles, CA 90036.	New Owner	094-16-0E-084.00-CO

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 Unit Number 84, on the Plan of Spence Enclave Townhomes , a Planned Unit Development, of record in Instrument No. 20061115-0141672, amended in Instrument No. 20061117-0142842, Instrument No. 20061213-0153595, Instrument No. 20080222-0017508 amended in Instrument No. 20080423-0041404, Instrument No. 20080507-0047102 and Instrument No. 20100427-0031915 and by Scrivener's Affidavit and Correction Instrument of record in Instrument No. 20100428-0032407, and amended in Instrument No. 20121116-0105801, said register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Paula Angelica Hidalgo, a single person, from Carly Dyer Smith and Nicolas Smith and Ramona Ryer, Married, by Warranty Deed of record in Instrument No. 20190905-0089592, Register's Office for Davidson County, Tennessee, recorded September 5, 2019.

This improved property known as: 902 Spence Enclave Court, Nashville, TN 37210.

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 2020 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.

IN WITNESS WHEREOF, this instrument is effective on the 21 day of OCTOBER 2019.

Paula Angelica Hidalgo

STATE OF California)
COUNTY OF Los Angeles)

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 21 day of October, 2019.

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.

Notary Public
My Commission Expires: 07/08/2023

VARDAN STEPANYAN
COMM. # 2292788
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. JULY 8, 2023