**QUIT CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that DEMETRICE M. O'NEAL on this 5th day of November , 2019, for and in consideration of the sum of zero dollars, a gift, does hereby bargain, sell, release, remise, quit claim and convey unto RAVEN ASHLEY ELAINE DIGGS all right, title and interest in and to the following described real estate, to wit:

**3507 Elkins Avenue**
**Nashville, Tennessee 37209-3910**

***Legal Description: Abbreviated Description: PT LOTS 109 110 111 HORTENSE PLACE***
***APN: 092-13-0-341-00***

IN TESTIMONY WHEREOF I have hereunto set my hand this 5th day of November , 2019.

DEMETRICE M. O'NEAL

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES )

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared DEMETRICE M. O'NEAL with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 5 day of November , 2019.

Karen Johnson Davidson County
Batch# 313335 DEEDQC
11/08/2019 09:04:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191108-0115523

~~See Attachment For Notary~~
Notary Public

My commission expires: MARCH 27, 2022

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ -0-, a gift.

Affiant

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES )

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared DEMETRICE M. O'NEAL with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this ____ day of November , 2019.

See Attachment For Notary
Notary Public
My commission expires: March 27 2022

*The following information is not a part of this Deed:*
Current Source of title: 20180226-0017555 A 00C
*Property Address: 3507 Elkins Avenue, Nashville, Tennessee 37209*

**Mail Tax Bills to:** prepared by
**Demetrice M. O'Neal**
**1164 S. Clark Drive, #3**
**Los Angeles, CA 90035**

*Owner's Name and Address:*
*DEMETRICE M. O'NEAL*
*3507 Elkins Avenue*
*Nashville, Tennessee 37209*

*Parcel Number: APN# 092-13-0-341-00*

**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 Los Angeles )

On November 15 / 2019 before me, Bijan Sani-Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Demetrice O'neal
Name(s) of Signer(s)

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

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.

Signature ____________
Signature of Notary Public

BIJAN SANI
Notary Public – California
Los Angeles County
Commission # 2235239
My Comm. Expires Mar 27, 2022

*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: See attached document – Quit Claim Deed

Document Date: NOV. 5. 2015 Number of Pages: 1

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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