THIS INSTRUMENT PREPARED BY:
Yvette L. Meldrum, Attorney at Law
Mid-State Title & Escrow, Inc.
Royal Oaks Trade Center
128 Holiday Court, Suite 125
Franklin, TN 37067
(615) 790-3156

This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel. 2019-1777

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Sworn to and subscribed to before me this 4 day of Dec., 2019.

Notary Public

My commission expires: 5-30-21

Name and Address of New Owner:
Shlomo S. Eplboim
18653 Ventura Blvd
Tarzana, CA 91356

Karen Johnson Davidson County
Batch# 327199 DEEDQC
12/09/2019 03:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191209-0126947

CHERYL FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

Send Tax Bills To:
Angel Oak Mortgage Solutions, LLC
980 Hammond Drive, Ste. 850
Atlanta, GA 30328

Street Address of Subject Property:
1617 Arthur Avenue
Nashville, TN, 37208

Parcel ID:
081-12-0-094.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SDTEN Enterprises, LLC**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Shlomo S. Eplboim, a married man,** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 367 on the Plan of McGavock, Wetmore and Others 1st Addition to Nashville of record in Plat Book 21, Page 23, 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 Charles T. Hoffman and Joyce Hoffman, husband and wife by Warranty deed from Epandco Real Estate, LLC of record in Instrument No. 20061013-0127492 Register's Office for Davidson County, Tennessee, dated September 12, 2006 and recorded on October 13, 2006.

Being the same property conveyed to SDTEN Enterprises, LLC by Quitclaim deed from Charles T. Hoffman and wife, Joyce Hoffman of record in Instrument No. 20070402-0038630 Register's Office for Davidson County, Tennessee, dated March 24, 2007 and recorded on April 02, 2007.

WITNESS my hand this 4th day of December, 2019.

SDTEN Enterprises, LLC

Shlomo S. Eplboim, Manager

Daphne Eplboim, Manager

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, personally appeared Shlomo S. Eplboim and Daphne Eplboim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself Managers of SDTEN Enterprises, LLC, the within named bargainor SDTEN Enterprises, LLC, and that Shlomo S. Eplboim and Daphne Eplboim, as Managers being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company, himself/herself, as Managers of said limited liability company.

WITNESS my hand and seal at office, this _____ day of _____, 2019.

see attached CA acknowledgeme

NOTARY PUBLIC

My commission expires:_____

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 December 04, 2019 before me, Satenik Antonyan a Notary Public
(Here insert name and title of the officer)

personally appeared Shlomo S. Eplboim and Daphne Eplboim

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.

SATENIK ANTONYAN
COMM. #2173957
Notary Public - California
Los Angeles County
My Comm. Expires Dec. 24, 2020

Notary Public Signature (Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quitcaim Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages ____ Document Date 12-04-19

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other ____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

Version www.NotaryClasses.com 800-873-9865

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

