Karen Johnson Davidson County
Batch# 328117 DEEDQC
12/11/2019 11:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191211-0127772

THIS INSTRUMENT PREPARED BY: **T McKee Law PLLC** **4235 Hillsboro Pike, Suite 300** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $0.00. Affiant Subscribed and sworn to before me, this day of December, 2019. Notary Public My Commission Expires: 1-3-2022

LINDA L MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2023

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Lucky Pennies LLC – Beech Avenue 6379 Royal Grove Dr. Huntington Beach, CA 92648	New Owner	071140J00200CO

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Stephanie Spoolstra,** a California resident (the "Grantor"), has bargained and sold, and does hereby transfer and convey unto **Lucky Pennies, LLC – Fern Avenue,** a Tennessee limited liability company (the "Grantee"), its successors and assigns, certain real property located in Nashville, Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the **"Property").**

This is improved property known as: 17D Fern Drive, Nashville, Tennessee 37207.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective for all purposes as of December 3, 2019

GRANTOR:

Stephanie Spoolstra

Stephanie Spoolstra

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Linda L. Miller of the state and county aforementioned, personally appeared Stephanie Spoolstra., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence and that such person executed the foregoing instrument for the purposes therein contained, by personally signing.

Witness my hand and seal, at office, this 3rd day of ~~November~~ December, 2019

Notary Public

My Commission Expires: 1-3-2023

LINDA L MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2023

Linda L. Miller

[Individual Name]

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Cottages of Fern Avenue II, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170111-0003413 and amended and Restated in Instrument No. 20170113-0004175 and being shown on Plat attached thereto as Exhibit "B", 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 Stephanie Spoolstra by Warranty deed from RHOW Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20191120-0119775 Register's Office for Davidson County, Tennessee, dated November 13, 2019 and recorded on November 20, 2019. Being a portion of the property conveyed to RHOW Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from Reginald Howard a/k/a Reggie Howard of record in Instrument No. 20161121-0122865, Register's Office for Davidson County, Tennessee, dated November 17, 2016 and recorded on November 21, 2016

True Copy Certification

I, Aubrey Burns, 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.

Aubrey Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lucretia Albert, a notary public for this county and state, Aubrey Burns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert
Notary's Signature

My Commission Expires: 1-3-23
Notary Seal (if on paper)

