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. 2019-1776	*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 10 day of Dec., 2019. *Notary Public* *My commission expires:* 4-11-2020 PAMELA R. WINDHAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020

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

Send Tax Bills To:
18653 VENTURA BLVD #268
TARZANA, CA 91356

Karen Johnson Davidson County
Batch# 328152 DEEDQC
12/11/2019 12:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191211-0127817

Street Address of Subject Property:
1704 14th Avenue North
Nashville, TN, 37208

Parcel ID:
081-11-0-430.00

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 the northerly 62 feet front and 50 feet rear of Lot No. 198 on the plan of McGavock, Wetmore and Other's Addition of record in Book 21, Page 41, Registers Office of said County.

Said part of said lot fronts 62 feet on the easterly side of 14th Avenue North and runs back between lines 170 feet on the northerly side and 170 feet, more or less, on the southerly side to an alley in the rear, measuring 56 feet thereon.

Being the same property conveyed to SDTEN Enterprises, LLC by Warranty deed from Epandco Real Estate LLC of record in Instrument No. 20100209-0010195 Register's Office for Davidson County, Tennessee, dated February 04, 2010 and recorded on February 09, 2010.

WITNESS my hand this 9th 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
NOTARY PUBLIC

My commission expires:_____

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 9, 2019 before me, Gayle Kock, Notary Public
(insert name and title of the officer)

personally appeared Shlomo Steven 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.

GAYLE KOCK
Notary Public – California
Ventura County
Commission # 2201215
My Comm. Expires Jul 11, 2021

Signature Gayle Kock (Seal)

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 Signature
My Commission Expires 4-11-2020

ANGELA WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020