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 12 day of Dec. 20 19. *Notary Public* *My commission expires:* 5-30-21

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

Name and Address of New Owner:
SDTEN Enterprises, LLC
5200 Vanalden Ave
Tarazana, CA 91356

Send Tax Bills To:
Owner

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

Parcel ID:
081-11-0-430.00

Karen Johnson Davidson County
Batch# 330536 DEEDQC
12/16/2019 02:53:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191216-0129606

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, **Shlomo S. Eplboim**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **SDTEN Enterprises, LLC,** 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. (Value of consideration shown in aforementioned deed $96,642.00.)

Being the same property conveyed to Shlomo S. Eplboim, a married man by Quitclaim deed from SDTEN Enterprises, LLC of record in Instrument No. 20191211-0129817 Register's Office for Davidson County, Tennessee, dated 12-09-19 and recorded on 12/11/2019.

Being also known as 1704 14th Avenue North Nashville, Tennessee 37208

WITNESS my hand this 12 day of Dec., 2019.

Grantor – Shlomo S. Eplboim

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Shlomo S. Eplboim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 12 day of December, 2019.

RUSSELL D. YBARRA
Notary Public - California
Los Angeles County
Commission # 2235782
My Comm. Expires Mar 25, 2022

NOTARY PUBLIC

My commission expires: March 25, 2022

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

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