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

Name and Address of New Owner:
SDTEN Enterprises, LLC
5206 VANALDEN AVE
TARZANA, CA 91356

Send Tax Bills To:
Owner

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

Parcel ID:
081-12-0-094.00

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

Karen Johnson Davidson County
Batch# 330545 DEEDQC
12/16/2019 03:00:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191216-0129616

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, a married man**, 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 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. (Value of consideration shown in aforementioned deed

$65,000.00.)

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.

Being the same property conveyed to Shlomo S. Eplboim, a married man, by Quitclaim deed from SDTEN Enterprises, LLC of record in Instrument No. 20191209-0126947 Register's Office for Davidson County, Tennessee, dated 12-04-2019 and recorded on 12-09-2019.

Being also known as 1617 Arthur Avenue, 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 # 2235787
My Comm. Expires Mar 25, 2022

NOTARY PUBLIC

My commission expires: 3-25-22

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

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