Karen Johnson Davidson County
Batch# 330902 DEEDQC
12/17/2019 01:16:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20191217-0130164

QUITCLAIM DEED

TO: Basstardos, LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

FROM: McGinnis Andrew McCoy

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
Basstardos, LLC Box 461653 Los Angeles, CA 90046	Same	054130B00400CO

STATE OF TENNESSEE)
COUNTY OF Davidson)

See attached

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed before me, this 17th day of December, 2019

Notary Public

My Commission Expires: 10-2-23

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **McGinnis Andrew McCoy** (hereinafter called the "Grantor"), by these presents does quitclaim, transfer and convey unto **Basstardos, LLC**, a Tennessee limited liability company (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 11 day of December, 2019.

GRANTOR: _____

McGinnis Andrew McCoy

STATE OF TENNESSEE)
COUNTY OF _____)

see attached

Before me, _____, a Notary Public in and for the County and State aforesaid, personally appeared McGinnis Andrew McCoy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in _____, _____, this ____ day of _____, 2019.

_____
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 11, 2019 before me, Diane Vanaman, Notary Public
(insert name and title of the officer)

personally appeared McGinnis Andrew McCoy,
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.

Signature _____ **(Seal)**

DIANE VANAMAN
Notary Public - California
Los Angeles County
Commission # 2308778
My Comm. Expires Nov 10, 2023

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of River Oaks, of record in Instrument No. 20141007-0092682, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This property is not now nor has it ever been the marital residence for the Grantor.

Being the same property conveyed to McGinnis Andrew McCoy by deed of record at Instrument No. 20190211-0012642, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Kitty W. Martin, do hereby make oath that I am 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.

Kitty W. Martin

Kitty W. Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Kitty W. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 17th day of December, 2019.

Dawnelle B. Smith

Notary Public

My Commission Expires: _____

DAWNELLE B. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Dawnelle B. Smith
My Commission Expires
September 6, 2022
STATE OF TENNESSEE