After recording, return document
and send future tax statements to:
Catherine Kurth
!9747 Shorecliff Lane
Huntington Beach, CA 92648

Karen Johnson Davidson County
Batch# 333231 DEEDQC
12/23/2019 10:48:55 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191223-0132199

This instrument prepared by:
Catherine Kurth
!9747 Shorecliff Lane
Huntington Beach, CA 92648

**QUITCLAIM DEED**

Under T.C.A. § 66-5-103(B)(2)

THIS INDENTURE, made this 11th day of December , 2019 between the grantor,
Catherine Kurth, a married woman, 19747 Shorecliff Lane, Huntington Beach, CA 92648
and
Eric Kurth, a married man, 19747 Shorecliff Lane, Huntington Beach, CA 92648

and the grantee,
MJT Enterprise LLC with Catherine Kurth acting as the Managing Member with a principle office address located at 19747 Shorecliff Lane, Huntington Beach, CA 92648

WITNESSETH, that in consideration of the sum of $1.00
One dollar and/or other valuable consideration
in hand paid, the receipt of which is hereby acknowledged, the grantor does hereby quitclaim to the grantee all interest in the following land, situated in the County of Davidson , in the State of Tennessee, to wit:
See Exhibit A

Parcel ID: 71-11-87.00
Commonly known as: 1605 Meridian Street, Nashville TN 37207
Source of title:
See Exhibit B

THIS CONVEYANCE is made subject to:
See Exhibit C

IN WITNESS WHEREOF, the grantor has signed and sealed these presents on the day and year first above written.

Signature: Catherine Kurth
Print name: Catherine Kurth
Capacity: Grantor

Signature: Eric Kurth
Print name: Eric Kurth
Capacity: Grantor

Signature: _____
Print name: _____
Capacity: _____

Signature: E
Print name: _____
Capacity: _____

*Construe all terms with the appropriate gender and quantity required by the sense of this deed.*

STATE OF California
COUNTY OF Orange

On this 5th day of December, 2019, before me personally appeared Catherine Kurth & Eric Kurth, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Signature: _____
Print name: Charles Marc Nuwer
Title: Notary Public
My commission expires: 06/16/2022

CHARLES MARC NUWER
Notary Public - California
Orange County
Commission # 2246268
My Comm. Expires Jun 16, 2022

## OATH OF CONSIDERATION

STATE OF California
COUNTY OF Orange

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 1.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Catherine J. Kurth
Signature
Catherine J. Kurth
Print name

SUBSCRIBED AND SWORN TO before me this 17th day of December, 2019.

Signature:
Print name: Charles Marc Nuwer
Title: Notary Public
My commission expires: 06/16/2022

CHARLES MARC NUWER
Notary Public · California
Orange County
Commission # 2246268
My Comm. Expires Jun 16, 2022

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Trinity Heights Addition, of record in Plat Book 161, Page 38, Register's Office for said County.

Said Lot No. 70 fronts 98 feet on the southerly side of Edith Avenue and runs back with the easterly margin of Meridian Street, 155 feet, more or less to an alley. Said plan does not show the width of said lot on said alley.

Being the same property conveyed to James E. Gipson, Jr., unmarried, by Warranty Deed from Sara A. Gulley, a widow, recorded July 5, 1994 in Book 9397, Page 349, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
-Subject to all matters shown on the Plan of record in Plat Book 161, Page 138, Register's Office for Davidson County, Tennessee.
-Subject to 2019 Property Taxes and all subsequent years.
-Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as: 1605 Meridian Street, Nashville, Tennessee 37207.

Exhibit B

Being the same property conveyed to Catherine Kurth and husband, Eric Kurth by Warranty Deed from James E Gipson, Jr., and wife, Lori Gipson executed on 10/1/2019 and filed for record on 10/2/2019 as Instrument Number 20191002-0100776, Register's Office for Davidson County, Tennessee.

Exhibit C

-Subject to all matters shown on the Plan of record in Plat Book 161, Page 138, Register's Office for Davidson County, Tennessee.
-Subject to 2019 Property Taxes and all subsequent years.
-Any and all existing easements and restrictions as shown of record not stated herein.