Karen Johnson Davidson County
Batch# 349147 DEEDQC
01/27/2020 03:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200127-0009724

PREPARED BY:
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

ADDRESS OF NEW OWNER:
Elsa R. Retzer, Trustee
7108 Katella Avenue, #426
Stanton, CA 90680

SEND TAX BILLS TO:
New Owner

AFFIANT

Subscribed and sworn to before me
this 27th day of January 2020.

NOTARY PUBLIC
My Commission Expires: 12-18-22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Map & Parcel: 149-7C-23

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Niles Investments, LLC, a Nevada limited liability company,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Elsa R. Retzer, Trustee of the EARR Trust, dated October 10, 2019,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot 23 on the Final Plat, Highlands of Chelsea Village, Section One, of record in Instrument No. 20040616-0071117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Niles Investments, LLC from Greg D. Retzer and Elsa R. Retzer, by Quitclaim Deed, of record in Instrument No. 20060328-0035068, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 844 Dover Glen Drive, Antioch, Tennessee 37013.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 23rd day of January, 2020.

NILES INVESTMENTS, LLC

By: Elsa R. Retzer
Its: Sole Member

STATE OF California

COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public of said County and State, personally appeared Elsa R. Retzer, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member (or other officer authorized to execute the instrument) of Niles Investments, LLC, the within named bargainor, a Nevada limited liability company, and that she, as such, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 23 day of January, 2020.

Notary Public

My Commission Expires:

RIZZA GARDUNO
Notary Public - California
Los Angeles County
Commission # 2245139
My Comm. Expires Jun 29, 2022

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY