Karen Johnson Davidson County
Batch# 426169 DEEDQC
06/25/2020 10:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200625-0068710

**THIS INSTRUMENT PREPARED BY:**
**Southland Law Group, PLLC**
**7101 Executive Center Drive, Suite 151**
**Brentwood, TN 37027**

| **NEW OWNER:** | **SEND TAX BILLS TO:** | **MAP/PARCEL:** |
|---|---|---|
| Paula Angelica Hidalgo<br>5308 A Pennsylvania Ave.<br>Nashville, TN 37209 | NEW OWNER | 091-07-04-483.00 |

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that WE, **Linguareach, LLC, a California limited liability company,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Paula Angelica Hidalgo, a single person**, our entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1217 of Block 39 on the Plan No. 2 of West Nashville of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Linguareach, LLC, a California limited liability company by Quitclaim Deed from Paula Angelica Hidalgo, a single person, dated 06/07/2019 and recorded 06/18/2019, of record in Instrument 201906180058428, Register's Office for Davidson County, Tennessee.

This is improved property known as 5308 A Pennsylvania Avenue, Nashville, TN 37209.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 24 day of JUNE, 2020.

Linguareach, LLC, a California limited liability company

By: _____
Paula Angelica Hidalgo, Member

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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 June 24th, 2020, before me, Thomas Han Jung, Notary Public,

personally appeared Paula Angelica Hidalgo

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 State of California that the foregoing paragraph is true and correct.

THOMAS HAN JUNG
COMM. # 2267695
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. DEC. 3, 2022

WITNESS my hand and official seal.

SIGNATURE _____

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of attached document**

Title or type of document: Quitclaim Deed

Document Date: 06/24/2020 Number of Pages: 1

Signer(s) Other than Named Above: _____

202006250068710

STATE OF _____
COUNTY OF _____

See attached

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Paula Angelica Hildago with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Member of Linguareach, LLC, the within named bargainor, a California limited liability company, and that she as such Member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Paula Angelica Hidalgo as such Member.

Witness my hand and seal at _____ this ____ day of _____, 2020.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.

Alexis M. Cantrell
Affiant

Sworn to and subscribed before me this the 25 day of June, 2020.

Lynn J. Babcock
Notary Public

LYNN J. BABCOCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON

My commission expires: 1-4-21

## Tennessee Certification of Electronic Document

I, Jennifer Dunlap Stacey, do hereby make oath that I am a licensed attorney and/or the
*Signer's Name*

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.

Jennifer Dunlap Stacey
*Signature*

State of Tennessee

County of Williamson

Personally appeared before me, KATHERINE A HEDRICK, a notary public for this county and state,
*Notary's Name*

Jennifer Dunlap Stacey, who acknowledges that this certification of an electronic document is
*Signer's Name*

true and correct and whose signature I have witnessed.

*Notary's Signature*

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES DECEMBER 7, 2020

MY COMMISSION EXPIRES: 12/7/2020

NOTARY'S SEAL

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731