THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in the preparation of this Quitclaim Deed.*	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 17th day of September, 2020. Notary Public My Commission Expires:

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Linguareach, LLC 440 South Detroit St. Los Angeles, CA 90036.	New Owner	072-15-0-219.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Paula Angelica Hidalgo, a single person,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Linguareach, LLC, a California Limited Liability Company**, its heirs and assigns, all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 23 on the plan of Sherwood Subdivision, as of record in Book 1424, Page 51, 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, of record in Instrument number 20200625-0068718, Register's office for Davidson County, Tennessee dated June 24th, 2020 and recorded on June 25th, 2020.

This improved property known as **1704 Sherwood Lane, Nashville, TN 37216.**

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2020 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 478388 **DEEDQC**
09/18/2020 10:38:57 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20200918-0107154

IN WITNESS WHEREOF, this instrument is effective on the 11 day of September, 2020.

Paula Angelica Hidalgo

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Paula Angelica Hidalgo**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this ____ day of September, 2020.

_____
Notary Public
My Commission Expires: _____

SEE ATTACHED
NOTARIAL STATEMEN

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 Sept. 11th 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: 09/11/2020 Number of Pages: 2

Signer(s) Other than Named Above: _____