Karen Johnson Davidson County
Batch# 525002 DEEDQC
12/07/2020 10:31:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201207-0141581

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CWS)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:
James Robbins, Trustee
522 4th Avenue Trust
628 Mower Place
San Diego, CA 92130

Send Tax Bills To:
same

Map/Parcel Number:
118 13 0 146.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, 522 4th Ave S, LLC, a Tennessee limited liability company (the "Grantor"), does hereby quitclaim, transfer and convey all of the Grantor's undivided right, title and interest in and to the following described property to James Robbins, Trustee, and his successors in trust, of the 522 4th Avenue Trust dated July 8, 2016 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 33 on the Plan of the Country Property of N.A. McNairy, deceased, of record in Minute Book "E" pages 564 and 565, and Plan Book 1, page 29, Chancery Court at Nashville, Tennessee, and being part of Lot No. 9 of the Plan of Caldwell Lane Subdivision, unrecorded described according to a copy of a survey made June 8, 1954, by James A. Hamilton, Jr., as follows:

Beginning on the westerly margin of Bates Drive at a point 202 feet northerly from the northeast corner of Lot No. 107 on the Plan of Rolling Meadows, of record in Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee; thence, with the westerly margin of Bates Drive and North 2 degrees 55 minutes east 223 feet to the northeasterly corner of said Lot No. 9 and on the southerly margin of Caldwell Lane; thence with the southerly margin of Caldwell Lane, north 85 degrees 45 minutes west 200 feet to the northwesterly corner of said Lot No. 9; thence, with the westerly line of said Lot No. 9 and along the easterly border of the old Morrow Property, south 2 degrees 49 minutes west 233.7 feet; thence south 85 degrees 45 minutes east 32.35 feet; thence north 2 degrees 55 minutes east 10.7 feet; thence south 85 degrees 45 minutes east 167.4 feet to the beginning;

Included in the above description but excluded from this conveyance is a tract of land described as follows:

Beginning on the westerly margin of Bates Drive, at a point 202 feet northerly from the northeast corner of Lot No. 107 on the Plan of Rolling Meadows, of record in Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee; thence with the westerly margin of

Bates Drive, North 2 degrees 55 minutes east 223 feet to the northeasterly corner of said Lot No. 9 and the southerly margin of Caldwell Lane; thence, with the southerly margin of Caldwell Lane, north 85 degrees 45 minutes west 90 feet; thence south 2 degrees 55 minutes west 223 feet; thence, south 85 degrees 45 minutes east 90 feet to the point of the beginning, being northeasterly 90 feet by 223 feet of Lot No. 9.

Being the same property conveyed to 522 4th Ave S, LLC, a Tennessee limited liability company, by Warranty Deed, from Carole Ottoway Beasley, unmarried, dated June 25, 2018 of record in Instrument No. 20180626-0061564, Register's Office for Davidson County, Tennessee. Said property being further conveyed by Quitclaim Deed to Jim Darby, of record in Instrument No. 20190130-0008888, dated January 29, 2019, Register's Office for Davidson County, Tennessee. Said property being further conveyed by Quitclaim Deed to 522 4th Ave S, LLC, a Tennessee limited liability company, from Jim Darby, of record in Instrument No. 20190401-0028897, dated March 21, 2019, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 946 Caldwell Lane, Nashville, Tennessee 37204.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 25 day of November, 2020.

GRANTOR:

522 4th Ave S, LLC,
a Tennessee limited liability company

BY: _____
James Robbins, Manager

NOTARY CERTIFICATE ATTACHED

(Remainder of page intentionally left blank.)

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 San Diego) ss.

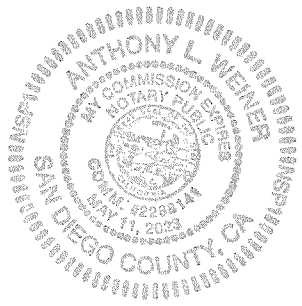
On 11/25/2020, before me, Anthony L. Weiner, a Notary Public, personally appeared James Robbins, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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)



STATE OF CALIFORNIA)
COUNTY OF San Diego)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared James Robbins of 522 4th Ave S, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of 522 4th Ave S, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Manager of the limited liability company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

WITNESS my hand and seal at office in San Diego, California, this 25 day of November, 2020.

Notary Public

My Commission Expires: 5/11/23

STATE OF ~~CALIFORNIA~~ TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is zero dollars ($0.00).

Affiant

Subscribed and sworn to before me this 25th day of November, 2020.

Notary Public

My Commission Expires: 3-6-24

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
March 06, 2024
STATE OF TENNESSEE

963353.1 11330-002

CERTIFICATE OF AUTHENTICITY

I, Carolyn W. Schott, do hereby make oath that I am a licensed attorney and/or 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.

Attorney Name

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carolyn W. Schott, 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 25th day of November, 2020.

Notary Public

My Commission Expires: 3-1-24

STACIE L. BEISHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
March 06, 2024
STATE OF TENNESSEE