Karen Johnson Davidson County
Batch# 586083 DEEDQC
03/05/2021 03:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210305-0029497

Quitclaim Deed

2021-116

April G. Nichols
State of Tennessee Notary Public
Williamson County

State of Tennessee
County of Williamson

The actual consideration for this transfer is -0-.

Lakin Singleton
Affiant

Subscribed and sworn to before me this the 2ND day of March, 2021.

Notary Public
My Commission Expires: 10-24-2023

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#
Nashville 11th Ave South LLC 117 Meese Court Danville, CA 94526	New Owner	105.05-0U-009.00 CO

KNOW ALL MEN BY THESE PRESENTS that **Joseph Depaoli**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **Nashville 11th Ave South, LLC, a Tennessee limited liability company**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

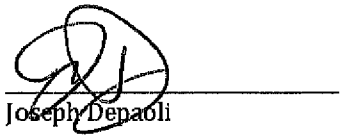
Land lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit: Being Unit No. 9, on the Plan of 1106 Wade Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150219-0014254, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete details of location and description of the property.

Being the same property conveyed to Joseph Depaoli, unmarried from Chatsworth Square, Inc., a Delaware Corporation by Warranty Deed dated February 16, 2021 and recorded February 25, 2021 in Instrument No. 20210225-0024204, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1435 11th Avenue S, Nashville, TN 37203.

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

WITNESS my hand this the 2nd day of March, 2021.



Joseph Depaoli

State of
County of

Personally appeared before me, _____ a Notary Public in and for said county and state, the within named Joseph Depaoli, the Grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, this the 16th day of February, 2021.

_____
Notary Public
My Commission Expires:

See Attached Notary
Acknowledgment Certificate

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 Contra Costa)

On 3/2/2021 (Date) before me, Lisa M. Salvetti, notary public (Here Insert Name and Title of the Officer)

personally appeared Joseph DePaoli (Name(s) of Signer(s))

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.

LISA M. SALVETTI
Notary Public - California
Contra Costa County
Commission # 2247045
My Comm. Expires Jul 19, 2022

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 _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed

Document Date: 3/2/2021 Number of Pages: 3

Signer(s) Other Than Named Above: ———

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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Certificate of Authenticity

I, April G. Nichols, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Beane, a notary public for this county and state, April G. Nichols who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/2023.

Notary's Seal (If on paper)

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson