Karen Johnson Davidson County
Batch# 710347 DEEDQC
09/07/2021 08:53:30 AM 9 pgs
Fees: $47.00 Taxes: $0.00
20210907-0119261

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

After recording return to:
Amrock LLC
662 Woodward Avenue
Detroit Michigan 48226

NEW OWNERS and
send tax bill to:
James de Ciutiis and Melissa de Ciutiis
35684 Poplar Crest Rd.
Wildomar California 92595

Real Estate Tax ID Number: **172 15 0A 031.00**

This document was prepared under the supervision of Michael P. Bell, 702 King Farm Blvd, Suite 155 Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided.

QUITCLAIM DEED
Under T.C.A. Section 66-5-103(B)(2)

This No Consideration transfer is exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(4).

THIS QUITCLAIM DEED, made this 20 day of May, 2021 by and between **Surgical Care Southern California, LLC**, whose post office address(es) is/are **35684 Poplar Crest Rd., Wildomar, California 92595,** as party or parties of the first part, "Grantor", and **James de Ciutiis and Melissa de Ciutiis, husband and wife, Joint Tenants with the Right of Survivorship,** whose post office address(es) is/are **35684 Poplar Crest Rd., Wildomar, California 92595**, as party or parties of the second part, "Grantee",

WITNESSTH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee** to-wit:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

70318031 - 754614

PROPERTY ADDRESS: 3477 Cobble St., Nashville, Tennessee 37211

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

Surgical Care Southern California, LLC

By : _____ (SEAL)
James de Ciutiis
Managing Member

STATE OF _____

COUNTY _____, to wit:

Personally appeared before me, a Notary Public of said county and State, **Surgical Care Southern California, LLC**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

See Attached 5/20/2021

_____
Notary Public
Name:
Commission Expiration Date:

JURAT

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 Riverside

Subscribed and sworn to (or affirmed) before me on this 20 day of May,

2021 by James De Cuttlis,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

BILLIE JEAN BEGANDO
Notary Public - California
Riverside County
Commission # 2305086
My Comm. Expires Sep 14, 2023

Signature Billie Jean Begando (Seal)
Billie Jean Begando EXP 9-14-2023

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quitclaim Deed
(Title or description of attached document)

for James De Cuttlis
(Title or description of attached document continued)

Number of Pages 4 Document Date 5/20/2021

attached to page 3
Additional information

INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one with does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.

Surgical Care Southern California, LLC

By: _____ (SEAL)
Melissa de Ciutiis
Managing Member

STATE OF _____

COUNTY _____, to wit:

Personally appeared before me, a Notary Public of said county and State, **Surgical Care Southern California, LLC**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

See attached 5/20/2021 RM

_____
Notary Public
Name:
Commission Expiration Date:

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF _____ to wit:

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ZERO DOLLARS ($0.00) **.**

_____ **(SEAL)**
Affiant

Subscribed and sworn to before me on this the _____ day of _____, 20____.

_____
Notary Public
NAME: _____

My Commission Expires: _____

See attached 5/20/2021 RM

70318031

JURAT

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 Riverside

Subscribed and sworn to (or affirmed) before me on this 20 day of May,

2021 by Melissa de Cuttis,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

BILLIE JEAN BEGANDO
Notary Public - California
Riverside County
Commission # 2305086
My Comm. Expires Sep 14, 2023

Billie Jean Begando
Signature (Seal)
Billie Jean Begando exp. 9-14-2023

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quit claim Deed
(Title or description of attached document)

for Melissa de Cuttis
(Title or description of attached document continued)

Number of Pages 1 Document Date 5/20/2021

Attached to pg 4
Additional information

INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one with does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.

202109070119261

JURAT

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 Riverside

Subscribed and sworn to (or affirmed) before me on this 20 day of May,

20 21 by James DeCuttis,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

BILLIE JEAN BEGANDO
Notary Public - California
Riverside County
Commission # 2305086
My Comm. Expires Sep 14, 2023

Billiejean Beganda
Signature (Seal)

BillieJean Beganda exp 9-14-2023

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Affidavit of
(Title or description of attached document)

Consideration
(Title or description of attached document continued)

Number of Pages 4 Document Date 5/20/2021

Attached to pg 4 Quit Claim
Additional information

INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one with does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.

EXHIBIT A

Legal Description:

Tax Id Number(s): 172 15 0A 031.00

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 41 ON THE PLAN OF SECTION THREE, HOLT WOODS, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN BOOK 7900, PAGE 977, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE.

Being the same property conveyed to Surgical Care Southern California, LLC, by deed dated May 27, 2015 of record in Deed Instrument/Case No. 201505290049881, in the Office of the Davidson County Register of Deeds.

Parcel Identification Number: 172 15 0A 031.00
Commonly Known As: 3477 Cobble St., Nashville, Tennessee 37211

True Copy Certification

I, Betsy Lanzotti, 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 Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

Jessica N Johnson

My Commission Expires: April 25, 2022

Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne

Tennessee Certification of Electronic Document

I, Susan Palmer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 05/20/2021 (date of document).

Affiant Signature

Susan Palmer

7/2/21

Date

State of MI

County of Wayne

Sworn to and subscribed before me this 2nd day of July, 2021

Notary's Signature

MY COMMISSION EXPIRES: 02/21/2026

NOTARY'S SEAL

TAKISHA D HARRISON
NOTARY PUBLIC - MICHIGAN
MACOMB COUNTY
ACTING IN THE COUNTY OF Wayne
MY COMMISSION EXPIRES FEB. 21, 2026