This instrument prepared by:
The Kinsland Firm, LLC
Post Office Box 22660
Nashville, Tennessee 37202
Telephone: (615) 242-5988

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. THE KINSLAND FIRM, LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN.

Karen Johnson Davidson County
Batch# 722068 DEEDQC
09/22/2021 04:13:57 PM 5 pgs
Fees: $27.00 Taxes: $0.00

20210922-0127736

STATE OF California
COUNTY OF Los Angeles

The actual consideration or true value, whichever is greater, for this transfer is $-0.00-

Affiant

Subscribed and sworn to before me this the 21 day of September, 2021.

Khaled Ondah Shahwan
Notary Public

My Commission Expires: 03/05/2025

QUIT CLAIM DEED

OWNER	SEND TAX BILLS TO	MAP & PARCEL
1033 Wedgewood 2, LLC 12011 San Vincente Blvd., Ste. 405 Los Angeles, CA 90049	New Owner	105 09 2I 002.00

KNOW ALL MEN BY THESE PRESENTS, that **1033 Wedgewood, LLC, a California Limited Liability Company**, hereinafter Grantor(s), on this the 21st day of September, 2021, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim and convey unto **1033 Wedgewood 2, LLC, a California Limited Liability Company**, hereinafter Grantee(s), their heirs and assigns, all his/her/their right, title, and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Homes on Wedgewood Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 2090329-0028603, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to 1033 Wedgewood, LLC, a California Limited Liability Company, by Warranty Deed from Lone Oak Properties, LLC, a Tennessee Limited Liability Company, dated July 30, 2021, and recorded August 3, 2021, of

record in Instrument No. 20210803-0104493, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Lone Oak Properties, LLC by Warranty Deed from The Baird Graham Company, LLC of record in Instrument No. 20180814-0080284 Register's Office for Davidson County, Tennessee dated August 10, 2018, and recorded on August 14, 2018.

Being the same property conveyed to The Baird Graham Company, LLC by Warranty Deed from Nina M. Gragg, unmarried of record in Instrument No. 20160802-0079731 Register's Office for Davidson County, Tennessee, dated August 1, 2016, and recorded on August 1, 2016.

This is improved property also known as 1033 Wedgewood Avenue, Unit 2, Nashville, Tennessee 37203.

This conveyance is made subject to any and all matters, restrictions, and/or 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.

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 21st day of September, 2021.

1033 Wedgewood, LLC
By: Randall Kaplan, Manager

STATE OF California
COUNTY OF Los Angeles

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Randall Kaplan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that _____ executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 21 day of SEP, 2021.

Notary Public

My Commission expires: 03/05/2025

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 21st day of September, 2021.

1033 Wedgewood, LLC
By: Jonathan Gallagher, Manager

STATE OF Califania
COUNTY OF Los Angeles

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Jonathan Gallagher with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that _____ executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 21 day of SEP, 2021.

Notary Public

My Commission expires: 03/05/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Justin Kinsland, **Affiant**
Subscribed and sworn before me this the
22 **Day of** September, **20** 21.
Brad Wee, **Deputy Register**

ACKNOWLEDGMENT

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 SEP 21, 2021 before me, Khalid Oudah Shahwan, Notary Public
(insert name and title of the officer)

personally appeared Randall Kaplan,
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.

KHALID OUDAH SHAHWAN
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMMISSION # 2350307
MY COMM. EXPIRES MARCH 5, 2025

Signature Khalid Shahwan (Seal)

ACKNOWLEDGMENT

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 SEP 21, 2021 before me, Khalid Oudah Shahwan, Notary Public
(insert name and title of the officer)

personally appeared Jonathan Gallagher,
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.

KHALID OUDAH SHAHWAN
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMMISSION # 2350307
MY COMM. EXPIRES MARCH 5, 2025

Signature /Khalid Shahwan (Seal)