QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 724168 **DEEDQC**
09/27/2021 11:11:57 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210927-0129339

STATE OF Tennessee)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF September, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) MELISSA JANSEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
608 Shelby Ave
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Inland Asset Holdings (NAME)	**New Owner** (NAME)	
12150 Casper Ct. (ADDRESS)	(ADDRESS)	**072-13-0-261.00**
Rancho Cucamonga, CA 91739 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael Martinez,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Inland Asset Holdings, A California Corporation,** hereinafter called the Grantee, his heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 222 on the Plan of Trevecca Subdivision of Renraw as of record in Book 421, page 72 and 73, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Included in the above in the above description but excluded from conveyance is:

Beginning at a point on the south boundary of Parcel 261 of Map 72-13 and at approximate Station 68+21 of Project 86-R-5 - Douglas Avenue; thence with the west property line of N 04°18'31" E 0.79 feet to a point; thence S 84°52'38" E 51.03 feet to the east property line; thence with said line S 04°18'28" W 1.28 feet to the right-of-way of Douglas Avenue; thence with said right-of-way N 84°19'36" W 51.04 feet to the point of beginning. Containing 52.87 square feet.

Being the same property conveyed to Michael Martinez by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20210611-0079227 Register's Office for Davidson County, Tennessee, dated June 04, 2021 and recorded on June 11, 2021. (Value of consideration shown in aforementioned deed $221,000.00.) Being also known as 907 Douglas Ave. Nashville, Tennessee 37206.

This is **improved** property known as: **907 Douglas Ave, Tennessee 37206**.

Witness my hand this the 22 of SEPTEMBER, 2021.

Michael Martinez

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Martinez, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ of _____, 20____.

_____
Notary Public

My Commission Expires: _____

(SEAL)

* See attached California Acknowledgement Form

RETURN TO:
Rudy Title and Escrow, LLC
608 Shelby Ave
Nashville, TN 37206

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 San Bernardino

On 9/22/2021 before me, Leticia Calderon, Notary Public
(insert name and title of the officer)

personally appeared Michael Martinez
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)

* Quitclaim Deed

LETICIA CALDERON
Notary Public - California
Los Angeles County
Commission # 2232448
My Comm. Expires Feb 26, 2022