Karen Johnson Davidson County
Batch# 745404 DEEDQC
10/28/2021 08:37:12 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211028-0144666

This Document Prepared and After Recording, Return and Mail Tax Statements To:

Jeffery Tom Marciel, as Trustee
154 Trent Place
Brentwood, CA 94513

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION OF ZERO DOLLARS ($0.00), JEFFERY TOM MARCIEL, an unmarried man, the GRANTOR,

Whose mailing address is 154 Trent Place, Brentwood, CA 94513;

hereby conveys and quitclaims to

JEFFERY TOM MARCIEL, as Trustee of THE MARCIEL FAMILY TRUST, U/A dated October 5, 2021, the GRANTEE,

Whose mailing address is 154 Trent Place, Brentwood, CA 94513;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of **Tennessee**:

Being land in Davidson County, Tennessee, being Unit No. 201, of Ludlow Flats, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Ludlow Flats, of record in Instrument Number 20190918-0094881, and amended in Instrument Number 20191009-0103618, Instrument Number 20191011-0104471 and by First Amendment to Declaration recorded as Instrument No. 20201208-0142244; Second Amendment to Declaration recorded as Instrument No. 20210412-0048609; Third Amendment to Declaration recorded as Instrument No. 20210427-0056048, and Fourth Amendment to Declaration recorded as Instrument No. 20210607-0075890, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof.

Together with the special rights to use the limited common elements as set out in Article II, as Amended in Instrument Number 20201208-0142244 of the Declaration of Ludlow Flats and certain parking space number 12.

Being a portion of the same property conveyed to Jeffery Tom Marciel, by Warranty deed from Lflats, LLC, a Tennessee limited liability company of record in Instrument No. 20211008-0135476 Register's Office for Davidson County, Tennessee, dated October 05, 2021 and recorded on October 08, 2021.

Being a portion of the same property conveyed to Lflats, LLC, a Tennessee limited liability company by Warranty deed from Cottage Partners LLC, a Tennessee limited liability company of record in Instrument No. 20180119-0005677 Register's Office for Davidson County, Tennessee, dated January 08, 2018 and recorded on January 19, 2018.

Being a portion of the same property conveyed to Lflats, LLC, a Tennessee limited liability company by Quitclaim deed from Lflats, LLC, a Tennessee limited liability company of record in Instrument No. 20181029-0106847 Register's Office for Davidson County, Tennessee, dated October 25, 2018 and recorded on October 29, 2018.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, as amended, and to applicable easements, conditions, assessments and restrictions therein, applicable rights of others, and Property Taxes for the current year.

This is improved property, known as: 1125 10th Avenue N, Unit #201, Nashville, TN 37208.

Tax Map-Parcel #: 81-16-2B-201.00CO

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 12 day of October, 2021.

JEFFERY TOM MARCIEL

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 12 - Oct, 2021, before me, Jeffrey Clark, Notary Public, a Notary Public, personally appeared JEFFERY TOM MARCIEL, 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.

JEFFREY CLARK
Notary Public - California
Contra Costa County
Commission # 2322615
My Comm. Expires Mar 27, 2024

Notary Public Signature

Notary Public Seal

STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA

I hereby swear or affirm that the actual consideration or true value, whichever is greater for this transfer is $0.00.

JEFFERY TOM MARCIEL

Subscribed and sworn before me this _____ day of _____, 2021.

Notary Public _____

SEE ATTACHED
CALIFORNIA
CERTIFICATE

CALIFORNIA 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 Contra Costa)

Subscribed and sworn to (or affirmed) before me on this 12 day of Oct, 20 21, by Jeffery Tom Marciel,

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

JEFFREY CLARK
Notary Public - California
Contra Costa County
Commission # 2322615
My Comm. Expires Mar 27, 2024

(Seal)

Signature Jeffrey Clark

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

This certificate is attached to a document titled/for the purpose of

Quitclaim Deed

containing _____ pages, and dated _____.

Additional Information

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:
○ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Affiant(s) Thumbprint(s) ☐ Describe: _____

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