New Owner
TAX Bill send to
Fernanda Talbot
533 paseo de las Estrellas
Redondo Beach, CA 90277
Map Parcel 104 07 0284.00

Karen Johnson Davidson County
Batch# 771162 DEEDQC
12/09/2021 12:54:44 PM 6 pgs
Fees: $32.00 Taxes: $0.00

20211209-0163482

RECORDING REQUESTED BY:
Fernanda talbot

INSTRUMENT PREPARED BY:
Fernanda talbot
533 paseo de las estrellas
Redondo beach, California 90277

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0 Affiant
Subscribed and sworn before me this the 9 **Day of** Dec. **,** 2021 **.**
A. Hayes **, Deputy Register**
(Above reserved for official use only)

Prior Instrument Reference: of the Recorder of _____ County, Tennessee

QUIT CLAIM DEED FOR TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

THIS DEED is made this day of 12/9/21 by and between the **"Grantor,"**

Mikkol investments llc, a business, having a mailing address at 533 paseo de las estrellas, Redondo beach, California 90277 and represented by its authorized agent, Fernanda talbot

AND the **"Grantee,"**

Fernanda talbot, an unmarried individual residing at 1802 Natchez trace, Nashville , Tennessee 37212 Source of title 20211209-0163482

FOR VALUABLE CONSIDERATION of the sum of one dollar ($1.00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantee and Grantee's heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the **"Property"**), together with all hereditaments and

appurtenances belonging thereto, located in DAVIDSON county, Tennessee, subject to any restrictions herein:

Property Address: 1802 Natchez trace, Nashville , Tennessee 37212

Legal description(s) attached separately.

Vesting Information / Property Interest: Grantee receives the Property in fee simple as the sole owner.

[SIGNATURE PAGE FOLLOWS]

Signatures

Grantor signed, sealed, and delivered this quit claim deed to Grantee on _____ (date).

Grantor (or authorized agent)

x/_____, as agent on behalf of Mikkol investments llc

Print Name: FERNANDA TALBOT

NOTARY ACKNOWLEDGMENT

TENNESSEE
COUNTY OF Davidson

On 12-9-2021 before me, Saprina Kenyotta Milton, personally appeared **Fernanda talbot as agent on behalf of Mikkol investments llc**, personally known to me or proved 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.

WITNESS my hand and official seal.

Commission Expires: 11-6-2024

Notary Public, Tennessee

SAPRINA KENYOTTA MILTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 718343 DEEDWARR
09/16/2021 02:43:30 PM 2 pgs
Fees: $13.00 Taxes: $3,496.50
20210916-0124817

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $945,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/1/22
(AFFIX SEAL)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2021-11408-NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Mikkol Investments, LLC, a California limited liability company	Same	10407028400
(NAME)	(NAME)	
33 Paseo de las Estrellas		
(ADDRESS)	(ADDRESS)	
Redondo Beach CA 90277		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Nine Hundred Forty-Five Thousand And No/100 Dollars ($945,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JAMES A. YOKLEY, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MIKKOL INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee and being Lot No. 5 and the Southerly 5-feet of Lot No. 6 on the Map of Rich's Re-subdivision (of certain lots in Stokes and Marshall's Subdivision) recorded May 10, 1928, as of record at Plat Book 547, page 172 In the Registers Office for said Davidson County.

Said Lot No. 5 and Southerly 5-feet of Lot No. 6 front together 55 feet on the Easterly side of 28th Avenue South or Compton Road (now known as Natchez Trace) and extends back between lines 151 feet, more or less, on the Northerly line and 151.6 feet on the Southerly line to a dead line (along the Westerly margin of an alley) and measures 55 feet thereon.

Being the same property conveyed to James A. Yokley, a married man by Deed dated May 15, 2018, from David Dorris, married, and Micah Lacher, married, of record in Instrument Number 20180518-0047703, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1802 Natchez Trace, Nashville, TN 37212
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14 day of September 2021.

James A. Yokley

STATE OF TENNESSEE
COUNTY OF Williamson

On this 14 day of September 2021, before me personally appeared James A. Yokley, a married man to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 14 day of September, 2021.

Commission Expires: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

I, Andy Maloney, 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 9/14/2021 (date of document).

Affiant Signature
Date 7/1/2021

State of TN
County of Williamson

Sworn to and subscribed before me this 1 day of July, 2021.

Notary's Signature
MY COMMISSION EXPIRES: 12/26/24

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY