Karen Johnson Davidson County
Batch# 774190 DEEDQC
12/15/2021 12:08:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211215-0165696

Commitment Number: 29577424
Seller's Loan Number: 12142111613665

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Daphne L Eplboim, 5200 Vanalden Ave., Tarzana, CA 91356

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
08111043000

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

SDTEN Enterprises, LLC, whose mailing address is **5200 Vanalden Ave., Tarzana, CA 91356**, hereinafter grantor, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Daphne L Eplboim, married**, hereinafter grantee, whose tax mailing address is **5200 Vanalden Ave., Tarzana, CA 91356**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 1704 14th Ave N Nashville, TN 37208

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20191216-0129606 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 08111043000

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 12/3/, 2021.

SDTEN Enterprises, LLC

By: Daphne L Eplboim

Name: Daphne L

Its: Manager

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
The foregoing instrument was acknowledged before me on 12/3/, 2021 by Daphne L Eplboim its Manager on behalf of **SDTEN Enterprises, LLC** who is personally known to me or has produced CALIFORNIA A4073366 as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

ANDREW A. COLLINS
COMM. # 2364825
NOTARY PUBLIC - CALIFORNIA
SAN BERNARDINO COUNTY
MY COMM. EXP. JULY 8, 2025

Notary Public

State of CALIFORNIA
County of LOS ANGELES

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me

This 3RD day of DECEMBER, 2021.

Daphne Epiboim
Affiant

ANDREW A. COLLINS
COMM. # 2364825
NOTARY PUBLIC - CALIFORNIA
SAN BERNARDINO COUNTY
MY COMM. EXP. JULY 8, 2025

Daphne Epiboim
Print Name

(Seal)

Notary Public

My commission expires:
July 8, 2025

Andrew A. Collins
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

The following described property: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 62 FEET FRONT AND 50 FEET REAR OF LOT NO. 198 ON THE PLAN OF MCGAVOCK, WETMORE AND OTHER'S ADDITION OF RECORD IN BOOK 21, PAGE 41, REGISTERS OFFICE OF SAID COUNTY. SAID PART OF SAID LOT FRONTS 62 FEET ON THE EASTERLY SIDE OF 14TH AVENUE NORTH AND RUNS BACK BETWEEN LINES 170 FEET ON THE NORTHERLY SIDE AND 170 FEET, MORE OR LESS, ON THE SOUTHERLY SIDE TO AN ALLEY IN THE REAR, MEASURING 56 FEET THEREON. BEING THE SAME PROPERTY CONVEYED TO SDTEN ENTERPRISES, LLC FROM SHLOMO S. EPLBOIM, DATED 12/12/2019, RECORDED 12/16/2019, DEED INSTRUMENT # 20191216-0129606, COUNTY OF DAVIDSON, STATE OF TENNESSEE. Assessor's Parcel No: 081-11-0-430-00

Tennessee Certification of Electronic Document

I, CHRISTOPHER SCHMAE, 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 12-3-2021 (date of document).

Christopher Schmae
Affiant Signature

12-9-2021
Date

State of Pennsylvania
County of Allegheny

Sworn to and subscribed before me this 9th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries