QUITCLAIM DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

W-VR-21-2110

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF December 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
2110 19th Ave S LLC, a Tennessee limited liability company	**New Owner**	
(NAME)	(NAME)	**104-12-0-206.00**
2118 Wilshire Blvd., #892,		
(ADDRESS)	(ADDRESS)	
Santa Monica, CA 90403		
(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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARILYN M. LEWIS, TRUSTEE OF THE MARILYN M. LEWIS REVOCABLE TRUST DATED AUGUST 24, 2001,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **2110 19TH AVE S LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being the North half of Lot No. 39 on the Revised Plan of George W. Blair's Belmont Heights, of Record in Book 332, Page 56, Registers Office for Davidson County, Tennessee.

Said North half of Lot No. 39 fronts 50.0 feet on the East side of Nineteenth Avenue South, and extends back 161.3 feet on the North line and 161.8 feet, more or less, on the South line, to an Alley.

Being the same property conveyed to Marilyn M. Lewis, Trustee of the Marilyn M. Lewis Revocable Trust dated August 24, 2001 and 2110 19th Ave S LLC, a Tennessee Limited Liability Company, executed on 8/27/2021 and filed for record on 9/3/2021 as Instrument Number 20210903-0118961, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **2110 19th Ave S, Nashville, Tennessee 37212**.

Karen Johnson Davidson County
Batch# 777041 **DEEDQC**
12/20/2021 03:55:40 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211220-0168095

Witness my/our hand(s) this the 15 day of December, 2021.

Marilyn M. Lewis Revocable Trust dated August 24, 2001

Marilyn M. Lewis, Trustee by Jonathan S. Lewis, Attorney-In-Fact

Power of Attorney of record in Instrument No. 20211220-0108093 20211220-0108094 **, Register's Office for Davidson County, Tennessee.**

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan S. Lewis as Power of Attorney fo Marilyn M. Lewis, Trustee of Marilyn M. Lewis Revocable Trust dated August 24, 2001 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15 day of December, 2021.

Notary Public

My Commission Expires: 10/2/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212