Karen Johnson Davidson County
Batch# 789873 DEEDQC
01/13/2022 11:55:29 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220113-0005122

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 5th day of January, 2022. Notary Public My Commission Expires:

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 6, 2024

QUITCLAIM DEED

Address New Owner: Breanna Stott and W. Eric Fulton, Trustee 16030 Ventura Blvd, Ste 240 Encino, CA 91436	**Send Tax Bills To:** New Owner	**Tax Information:** Map/Parcel: 083-06-0-124.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **W. Eric Fulton, Trustee of the 209 Manchester Avenue Trust, dated November 12, 2021** (hereinafter the "Grantor"), does hereby quitclaim, transfer and convey to **Breanna Stott, unmarried and as a joint tenant**, her heirs and assigns, one-half (1/2) of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Beaumont Place, of record in Book 332, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. This legal description having been taken from the prior Deed of record referenced below.

Being the same property conveyed to W. Eric Fulton, Trustee of the 209 Manchester Avenue Trust dated November 12, 2021, by Warranty Deed from Jackie L. Osborne, married, dated November 12, 2021 and of record in Instrument No. 20211116-0152415, Register's Office for Davidson County, Tennessee.

This is improved property known as: 209 Manchester Avenue, Nashville, TN 37206.

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. This conveyance was made based on information provided by Grantor and without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of January, 2022.

W. Eric Fulton, Trustee of the 209 Manchester Avenue Trust
U/A dated November 12, 2021

STATE OF CA)
COUNTY OF Los Angeles)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W. Eric Fulton, with whom I am personally acquainted, and who acknowledged that he is the Trustee of the grantor Trust referenced herein, and as such Trustee executed the within instrument with authority and for the purposes therein contained.

Witness my hand, at Office, this 5 day of January, 2022.

Notary Public

My Commission Expires: 4-11-23

THUNDERWOLF THUNDERWOLF
Notary Public - California
Los Angeles County
Commission # 2284855
My Comm. Expires Apr 11, 2023

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 Los Angeles)

On JAN 5 2022 before me, Thunderwolf Thunderwolf, Notary Public
(insert name and title of the officer)

personally appeared W. Eric Fulton,
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.

THUNDERWOLF THUNDERWOLF
Notary Public - California
Los Angeles County
Commission # 2284855
My Comm. Expires Apr 11, 2023

Signature _____ **(Seal)**