QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 802935 DEEDQC
02/09/2022 03:14:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220209-0015195

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF JANUARY, 2022

Notary Public

MADELYN N REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/06/2024 DAVIDSON COUNTY

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Seth N. Cline, Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Lucky Shamrock, LP (NAME)	**NEW OWNER** (NAME)	**10301016200**
219 Marcia Avenue Nashville, TN 37209 (ADDRESS)	**10755 Scripps Poway Pkwy, #609 San Diego, California 92131** (ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 18th day of January, 2022, the undersigned, **LUKE RYAN AND XENIA HOM, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **LUCKY SHAMROCK, LP, A TENNESSEE LIMITED PARTNERSHIP,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, having an address of **219 Marcia Avenue, Nashville, Tennessee 37209** and more particularly described as follows:

BEING Lot No. 3 according to a plat of survey of the Resubdivision of Lots 3 & 4 on the Plat Showing the Division of The John B. Cowden Property prepared by Jason Garrett of Clint Elliott Survey as of record in Instrument No. 20210908-0120325 of the Register's Office for Davidson County, Tennessee, dated March 17, 2021 and recorded September 3, 2021.

Being a portion of the same property conveyed to Luke Ryan and Xenia Hom, husband and wife, by Warranty Deed from James R. McCoy and wife Jessica C. McCoy, and Judy C. McCoy, a widow, of record in Instrument Number 20170720-0073712, in the Register's Office of Davidson County, Tennessee, dated July 18, 2017, and recorded on July 20, 2017.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

IN WITNESS WHEREOF, this instrument has been executed this 18th day of January, 2022.

GRANTOR: LUKE RYAN

GRANTOR: XENIA HOM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **LUKE RYAN**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this _____ day of January, 2022.

Notary Public

My Commission Expires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **XENIA HOM**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this _____ day of January, 2022.

Notary Public

My Commission Expires

202202090015195

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 San Diego)

On January 18, 2022 before me, Jessica D. Valdez, Notary Public
(insert name and title of the officer)

personally appeared Luke Ryan and Xenia Hom,
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.

JESSICA D. VALDEZ
Notary Public - California
San Diego County
Commission # 2246328
My Comm. Expires Jul 14, 2022

Signature Jessi D. Valdez (Seal)

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth Cline, 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 1/18/2022 (date of document).

Affiant Signature

1/18/2022

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 18 day of Jan, 2022.

Notary Public

Notary's Seal:

MADELYN N KEYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/06/2024