This Instrument Prepared By and Returned To:
D. Dylan Potter, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 808464 DEEDQC
02/18/2022 10:59:44 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220218-0019179

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
223 Oceola, LLC 205 Imperio Avenue Fremont, CA 94539	New Owner	091140K00300CO 091140K90000CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **223 OCEOLA, LLC A TENNESSEE LIMITED LIABILITY COMPANY,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **223 OCEOLA, LLC A TENNESSEE LIMITED LIABILITY COMPANY,** his successors and assigns, the following tracts of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit 3 and Common Area, of The Chelsea at Oceola, as shown on the site plan attached as Exhibit B to the Declaration for The Chelsea at Oceola, a Townhouse Planned Unit Development (A Horizontal Property Regime) of record in Instrument No. 20210916-0124389, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to 223 Oceola, LLC, a Tennessee Limited Liability Company by Warranty Deed from S&J Oceola LLC, a Tennessee limited liability company, dated January 27, 2022, of record in Instrument No. 20220131-0010846, said Register's Office.
Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 9th day of February, 2022

223 OCEOLA, LLC

BY: MAGNOLIA TREE INVESTMENTS, INC.
MEMBER AND MANAGER OF 223 OCEOLA, LLC

BY: _____

MATT DICKSTEIN, CORPORATE SECRETARY

STATE OF _____

COUNTY OF _____

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Matt Dickstein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of Magnolia Tree Investments Inc., Corporate Secretary of 223 Oceola, LLC the within named bargainor, a limited liability company and that he as such Sole Member of Magnolia Tree Investments Inc., Corporate Secretary of 223 Oceola, LLC, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member..

Witness my hand and official seal this _____ day of _____, 20____.

Commission expires:

_____
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me, this the 15 day of February, 2022.

_____
Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

See Attached Notarial Certified
Ruchir kamleshbhai Desai
Dt. 02-09-2022.
R. K. Desai.

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☐ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1
2
3
4
5
6

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

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 Alameda

Subscribed and sworn to (or affirmed) before me on this 09 (*Date*) day of Feb. (*Month*), 20 22 (*Year*).
by (1) Dickstein, Matthew O'Donnell.
(and (2) — X — X — X —),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Ruchir Kamleshbhai Desai
COMM # 2354904
ALAMEDA County
California Notary Public
Comm Exp Apr. 20, 2025

Signature _____
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quitclaim deed. Document Date: N.A.
Number of Pages: 2. Signer(s) Other Than Named Above: No.

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