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
20220218-0019180

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
603 Southgate, LLC	New Owner	105111R00100CO
205 Imperio Avenue		105111R00200CO
Fremont, CA 94539		105111R90000CO
		105111R90100CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **603 SOUTHGATE, 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 **603 SOUTHGATE, 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 Units A and B and Common Area E and Common Area F, on the Plan of The Homes at 601 Southgate Avenue, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for The Homes at 601 Southgate Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210512-0064242, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to 603 Southgate, LLC, a Tennessee limited liability company by Warranty Deed from Bars Hooper Holdings, LLC, a Tennessee limited liability company, recorded on the 15th day of December, 2021 of record in Instrument Nos. 20211215-0165473 and 20211215-0165484, in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This unimproved property is known as:

601A Southgate Avenue, Nashville, TN 37203
601E Southgate Avenue, Nashville, TN 37203
601F Southgate Avenue, Nashville, TN 37203
1701 Martin Street, Nashville, TN 37203

Witness my hand this 9th day of February, 2022

603 SOUTHGATE, LLC

BY: MAGNOLIA TREE INVESTMENTS, INC. SOLE MEMBER AND MANAGER OF 603 SOUTHGATE, 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 603 Southgate, LLC the within named bargainor, a limited liability company and that he as such Sole Member of Magnolia Tree Investments Inc., Corporate Secretary of 603 Southgate, 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 R. K. D.
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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