This Instrument prepared by: Sheeba George - 11568 WAKE CIRCLE
CYPRESS, CA 90630

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that ~~STHOTHRAM TRUST~~ of BIJU GEORGE AND SHEEBA GEORGE on this the 21ST day of OCTOBER, 2021, for and in consideration of the sum of One and no/100 Dollars, do(es) hereby bargain, sell, release, remise, quit claim and convey unto R4KNUB GROUP LLC all ITS right, title and interest in and to the following described real estate, to wit:

523 CONTINENTAL DRIVE, NASHVILLE, TN 37209

SEE EXHIBIT A FOR LEGAL DESCRIPTION

Karen Johnson Davidson County
Batch# 809707 DEEDQC
02/23/2022 08:32:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220223-0020275

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 21st day of October, 2021.

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.

CALIFORNIA
STATE OF ~~TENNESSEE~~
COUNTY OF ORANGE

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Biju George - Sheeba George with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that ___ executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 21st day of October, 2021.

LASHAWN C. CULLINS
COMM. #2248956
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES
Comm. Expires July 5, 2022

Notary Public

My commission expires: 7/5/22

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10 00.

Affiant

STATE OF ~~TENNESSEE~~ California
COUNTY OF Orange

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.

Subscribed and sworn before me this the 21ST day of October, 2021.

Notary Public

My commission expires: 7/5/2022

LASHAWN C. CULLINS
COMM. #2248956
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES
Comm. Expires July 5, 2022

The following information is not a part of this Deed:

Property Address: 523 CONTINENTAL DR. NASHVILLE, TN 37209

Owner's Name and Address: BIJU AND SHEEBA GEORGE

SEND TAX BILL TO: 11568 WAKE CIRCLE CYPRESS, CA 90630

EXHIBIT A

MAP-PARCEL NUMBERS: **102-0300-63.00**

Land in Davidson County, Tennessee, being Lot No. 1287 on the Plan of Charlotte Park, Section 17 of record in Plat Book 3600, Page 21 and 22, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 1287 fronts 75.0 feet on the Southwesterly side of Continental Drive and extends back between lines 93.4 feet on the Northwesterly line and 160.6 feet on the Southeasterly line to a dead line in the rear measuring 100.0 feet thereon.

Being the same property conveyed to Sheeba George and Giju George, husband and wife by Warranty deed from George M. Coode Sr., unmarried, dated December 5, 2015 and recorded on December 17, 2015, in Instrument No: 20151217-0126757, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **523 Continental Drive, Nashville, TN 37209-2707.**