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

QUIT CLAIM DEED

S/S GIJU GEORGE AND

KNOW ALL MEN BY THESE PRESENTS, that ~~SPHOTHRAM TRUST~~ 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 RIKNUB GROUP LLC all ITS right, title and interest in and to the following described real estate, to wit:

2729 BOBBY AVE., NASHVILLE, TN 37216

SEE EXHIBIT A

Karen Johnson Davidson County
Batch# 809707 DEEDQC
02/23/2022 08:32:17 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20220223-0020276

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.

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF ORANGE

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Giju 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: 10/21/2021

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.

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: 10/21/2021

The following information is not a part of this Deed:

Property Address: 2729 BOBBY AVE. NASHVILLE, TN 37216

Owner's Name and Address: GIJU AND SHEEBA GEORGE

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

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

JURAT

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 ORANGE

Subscribed and sworn to (or affirmed) before me on this 21st **day of** Oct **, 2021 ,**

by Giju George + Sheeba George **, proved to me**

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

(Seal) Signature _____

OPTIONAL INFORMATION

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

DESCRIPTION OF THE ATTACHED DOCUMENT

Quit Claim Deed

(Title of description of attached document)

2729 Bobby Ave Nesnville CA 37216

(Title of description of attached document continued)

Number of Pages 2 Date of Document 10/21/2021

Notary Name: LaShawn C. Cullins
Notary Public in and for the State of California
Residing at: 4128 Rose Ave, Long Beach, CA 90807
Notary Commission Expires **7/5/2022**

EXHIBIT A

MAP-PARCEL NUMBERS: **073-01-0-080.00**

Land in Davidson County, Tennessee, being Lot No. 30 on the Map of Happy Valley, Section B, not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, September 2, 1954, as follows: Beginning on the northerly margin of Bobby Avenue at a point of 775 feet east of the easterly margin of Cooper Lane, being the corner of Lot Nos. 29 and 30; thence with the line between said two lots, northwardly 140 feet to the common corner of Lot Nos. 10, 11, 29 and 30; thence at right angles, eastwardly 100 feet to the common corner of Lot Nos. 11, 12 30 and 31; thence at right angles, southwardly 140 feet to the northerly margin of Bobby Avenue; thence with said Avenue westwardly 100 feet to the point of beginning.

Being the same property conveyed to Giju George and Sheeba George, husband and wife by Warranty deed from Angela M. Perrault, unmarried, and Stephanie Flick, unmarried, dated July 11, 2016 and recorded on July 14, 2016 in Instrument No: 20160714-0072403, 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 **2729 Bobby Avenue, Nashville, TN 37216**