QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF February, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

W-VR-21-2110

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marilyn M. Lewis, Trustee of the Marilyn M. Lewis Revocable Trust dated August 24, 2001	**New Owner**	
(NAME)	(NAME)	**104-12-0-206.00**
2118 Wilshire Blvd., #892,		
(ADDRESS)	(ADDRESS)	
Santa Monica, CA 90403		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **2110 19TH AVE S LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARILYN M. LEWIS, TRUSTEE OF THE MARILYN M. LEWIS REVOCABLE TRUST DATED AUGUST 24, 2001** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the North half of Lot No. 39 on the Revised Plan of George W. Blair's Belmont Heights, of Record in Book 332, Page 56, Registers Office for Davidson County, Tennessee.

Said North half of Lot No. 39 fronts 50.0 feet on the East side of Nineteenth Avenue South, and extends back 161.3 feet on the North line and 161.8 feet, more or less, on the South line, to an Alley.

Being the same property conveyed to Marilyn M. Lewis, Trustee of the Marilyn M. Lewis Revocable Trust dated August 24, 2001 and 2110 19th Ave S LLC, a Tennessee Limited Liability Company, executed on 8/27/2021 and filed for record on 9/3/2021 as Instrument Number 20210903-0118961, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 2110 19th Ave S LLC, a Tennessee limited liability company by Quitclaim Deed as of record in Instrument No. 20211220-0168095, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2110 19th Ave S, Nashville, Tennessee 37212**.

Karen Johnson Davidson County
Batch# 814916 **DEEDQC**
03/03/2022 01:37:09 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220303-0024543

Witness my/our hand(s) this the 28 day of February, 2022

2110 19th Ave S LLC, a Tennessee limited liability company

By: Jon Lewis, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JON LEWIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Manager of 2110 19th Ave S LLC, the within named bargainor, a limited liability company, and that he/she as such Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28 day of February, 2022.

Notary Public

My Commission Expires: 10/2/2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212



