Information was provided from parties involved. No search of public records was performed.

THIS INSTRUMENT PREPARED BY:
Millennial Title, LLC
5120 Virginia Way, Suite B13
Brentwood, TN 37027

Address New Owner(s)
SDTEN Enterprises LLC
18653 Ventura Blvd # 267
Tarzana, CA 91356

Send Tax Bills To:
SAME

Map & Parcel No.:
08111403000

Karen Johnson Davidson County
Batch# 816226 DEEDQC
03/07/2022 08:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220307-0025318

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Daphne L. Eplboim** ("Grantor") hereby quitclaim and convey unto **SDTEN Enterprises, LLC, a California limited liability company** ("Grantees"), its successors and assigns, all of my right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being the northerly 62 feet front and 50 feet rear of Lot No. 198 on the plan of McGavock, Wetmore and Other's Addition, of record in Plat Book 21, page 41, Register's Office for said County.

Said Part of said lot fronts 62 feet on the easterly side of 14th Avenue North and runs back between lines 170 feet on the northerly side and 170 feet, more or less, on the southerly side to an alley in the rear, measuring 56 feet thereon.

Being the same property conveyed to SDTEN Enterprises, LLC by Deed from Shlomo S. Eplboim, a married man, of record in Instrument Number 20191216-0129606, Register's Office for Davidson County, Tennessee.

This is improved property known as 1704 14th Avenue N, Nashville, TN 37208.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 16 day of February, 2022

Daphne L. Eplboim

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On this 16th day of February 20 22, before me, the undersigned, personally appeared **Daphne L. Epiboim,** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Abigail N Magadan My Commission Expires: June 14, 2022
NOTARY PUBLIC

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

The actual consideration for this transfer is $ 0 .

Daphne
AFFIANT

Subscribed and sworn to before me, this 16th day of February, 20 22

Abigail N. Magadan My Commission Expires: June 14, 2022
NOTARY PUBLIC

ABIGAIL N. MAGADAN
Commission No. 2245966
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires JUNE 14, 2022

ACKNOWLEDGMENT

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 Los Angeles)

On February 16, 2022 before me, Abigail N. Magadan, a Notary Public
(insert name and title of the officer)

personally appeared Daphne L. Eplboim,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ABIGAIL N. MAGADAN
Commission No. 2245966
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm Expires JUNE 14, 2022

Signature Abigail N Magadan (Seal)

Clear Form Print Form

For: Quitclaim Deed
Dated 2-16-2022

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/16/2022 (date of document).

Affiant Signature
Date 2/16/2022

State of TN
County of Williamson

Sworn to and subscribed before me this 16 day of February 2022.

Notary's Signature
MY COMMISSION EXPIRES: 12/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY