This Document Prepared By:

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Karen Johnson Davidson County
Batch# 825848 DEEDQC
03/22/2022 09:07:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220322-0032513

From information furnished by the parties.
No title exam requested or performed.
This transfer is by quitclaim without warranties of title.

Address New Owners and After Recording,
Send Tax Bills To:

Paul Zantos and Devra Zantos, as Trustees
12022 Pacoima Ct.
Studio City, CA 91604

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, PAUL J. ZANTOS and DEVRA R. LANE, husband and wife, the GRANTOR, has bargained, sold, and does hereby quitclaim, transfer and convey to PAUL ZANTOS and DEVRA ZANTOS, as Trustees of THE ZANTOS FAMILY TRUST, U/A dated December 15, 2021, and any amendments thereto, the GRANTEE,

Whose mailing address is 12022 Pacoima Ct., Studio City, CA 91604;

and to Grantee's successors and assigns, THE FOLLOWING described real property located in the County of Davidson, State of Tennessee:

BEING Lot No. 52 of the Porter Road Subdivision, recorded in Plat Book 843, Page 38, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot. Said Lot No. 52 fronts 50 feet on the Westerly side of Potter Avenue and runs back Westerly between parallel lines 150 feet to a dead line.

Being the same property conveyed to Paul J. Zantos and Devra R. Lane, husband and wife, from Devra R. Lane, as to an undivided 50% interest, and Paul J. Zantos, as to an undivided 50% interest, now wife and husband, by Quitclaim Deed appearing of record in Instrument Number 20200225-0020564 in the Register's Office for Davidson County, Tennessee.

This is improved property, known as 1613 Porter Avenue, Nashville, Tennessee 37206;

Assessor's Map/Parcel Number: 072 15 0 169.00

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record. No new survey performed.

This transfer is exempt under T.C.A. 67-4-409 and T.C.A. 66-5-209.

THIS CONVEYANCE IS MADE SUBJECT TO:

All the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustees has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 25th day of February, 2022.

PAUL J. ZANTOS

DEVRA R. LANE (A.K.A. DEVRA ZANTOS)

STATE OF California

COUNTY OF los Angeles

Personally appeared before me, the undersigned, a Notary Public, PAUL J. ZANTOS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,

This 25 day of February, 2022.

ELAHEH PARVANEH
Notary Public - California
Los Angeles County
Commission # 2388555
My Comm. Expires Dec 29, 2025

NOTARY PUBLIC

My commission expires: Dec. 29 2025

STATE OF California

COUNTY OF los Angeles

Personally appeared before me, the undersigned, a Notary Public, DEVRA R. LANE (A.K.A. DEVRA ZANTOS), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,

This 25 day of February, 2022.

ELAHEH PARVANEH
Notary Public - California
Los Angeles County
Commission # 2388555
My Comm. Expires Dec 29, 2025

NOTARY PUBLIC

My commission expires: Dec. 29 2025