Prepared By

Name: Matthew Floyd
Address: 2810 Luna Ave., San Diego

State: California Zip Code: 92117

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: Matthew Floyd
Address: 2810 Luna Ave., San Diego

State: California Zip Code: 92117

Tax Parcel ID #: 081024F01500CO

Karen Johnson Davidson County
Batch# 841566 **DEEDQC**
04/19/2022 10:05:46 AM 8 pgs
Fees: $42.00 Taxes: $0.00

20220419-0044742

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE

Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Zero Dollars ($ 0) in hand paid to Matthew Floyd, George Buahin, and Trevor Boyce, a single man and two married men, residing at 2810 Luna Ave., County of San Diego, City of San Diego, State of California (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to 1737 Pecan St. LLC, a Tennessee LLC, residing at STE B 5810 Shelby Oaks Dr., County of San Diego, City of San Diego, State of California (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

See Exhibit A for Legal Description.

[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest,

MF

lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever. MF

Matthew Floyd
Grantor's Signature

Matthew Floyd
Grantor's Name

2810 Luna Ave.
Address

San Diego, CA 92117
City, State & Zip

Trevor Boyce 04/13/2022
Grantor's Signature

Trevor Boyce
Grantor's Name

6 White Circle
Address

Wakefield, MA 01880
City, State & Zip

See Attached Certificate HM

In Witness Whereof,

George Bualin 128 Darwin Ave Rutherford Nj 07070
Grantor's signature Address

N/A
Witness's Signature

N/A
Witness's Name

Address

City, State & Zip

Witness's Signature

Witness's Name

Address

City, State & Zip

(Acknowledgement)

STATE OF ~~TENNESSEE~~ Texas)

COUNTY OF Comal)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Matthew Floyd whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date. Matthew Floyd Capacity: Individual, Representing: Self

Given under my hand this 12th day of April, 2022.

Lauren Peterson
ID NUMBER
12499352-4
COMMISSION EXPIRES
June 3, 2025

Lauren Peterson
Notary Public

Lauren Peterson
Notary Public, State of Texas
Expiration: 06/03/2025
Commission ID: 124993524

Notarized online using audio-video communication

My Commission Expires: _____

ALL-PURPOSE ACKNOWLEDGMENT

State/Commonwealth of VIRGINIA)
)
☐ City ☑ County of Hampton)

On 04/13/2022 (Date) before me, Heather Janel Thompson (Notary Name),

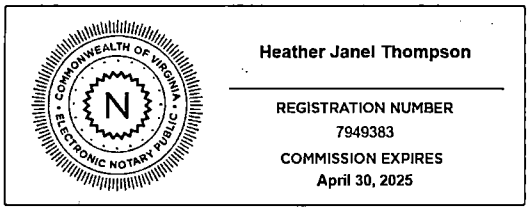
personally appeared Trevor Boyce
(Name(s) of Signer(s))

❑ personally known to me **-- OR --**

❑ proved to me on the basis of the oath of _____ (Name of Credible Witness) **-- OR --**

☑ proved to me on the basis of satisfactory evidence: MA DL (Type of ID Presented)

to be the individual(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 by proper authority, and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) or entity upon behalf of which the individual(s) acted, executed the instrument for the purposes and consideration therein stated.



WITNESS my hand and official seal.

Notary Public Signature: Heather Janel Thompson

Notary Name: Heather Janel Thompson

Notary Commission Number: 7949383

Notary Commission Expires: 04/30/2025

Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Quit Claim Deed

Document Date: 04/30/2025 Number of Pages (w/ certificate): 4

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Trevor Boyce

❑ Corporate Officer Title: _____
❑ Partner – ❑ Limited ❑ General
☑ Individual ❑ Attorney in Fact
❑ Trustee ❑ Guardian of Conservator
❑ Other: _____

Signer Is Representing: self

Capacity(ies) Claimed by Signer(s)

Signer's Name: N/A

❑ Corporate Officer Title: _____
❑ Partner – ❑ Limited ❑ General
❑ Individual ❑ Attorney in Fact
❑ Trustee ❑ Guardian of Conservator
❑ Other: _____

Signer Is Representing: _____

ALL-PURPOSE ACKNOWLEDGMENT

State/Commonwealth of TEXAS)
)
☐ City ☑ County of Harris)

On 04/17/2022 (Date) before me, Albert Garrett Lee Jr (Notary Name),

personally appeared George Buahin
Name(s) of Signer(s)

❑ personally known to me **-- OR --**

❑ proved to me on the basis of the oath of _____ **-- OR --**
Name of Credible Witness

☑ proved to me on the basis of satisfactory evidence: driver_license
Type of ID Presented

to be the individual(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 by proper authority, and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) or entity upon behalf of which the individual(s) acted, executed the instrument for the purposes and consideration therein stated.

NOTARY PUBLIC STATE OF TEXAS

Albert Garrett Lee Jr

ID NUMBER
133272545
COMMISSION EXPIRES
August 16, 2025

WITNESS my hand and official seal.

Notary Public Signature: Albert Lee

Notary Name: Albert Garrett Lee Jr

Notary Commission Number: 133272545

Notary Commission Expires: 08/16/2025

Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Quit Claim Deed

Document Date: 04/17/2022 Number of Pages (w/ certificate): 5

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: George Buahin

❑ Corporate Officer Title: _____
❑ Partner – ❑ Limited ❑ General
☑ Individual ❑ Attorney in Fact
❑ Trustee ❑ Guardian of Conservator
❑ Other: _____

Signer Is Representing: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

❑ Corporate Officer Title: _____
❑ Partner – ❑ Limited ❑ General
❑ Individual ❑ Attorney in Fact
❑ Trustee ❑ Guardian of Conservator
❑ Other: _____

Signer Is Representing: _____

Exhibit A

Land in Davison County, Tennessee, being Unit No. 15 to the Declaration of Covenants, Conditions, and restrictions for Pecan Row, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument No. 20180402-0030422 and amended in Instrument No. 20181029-0107076, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Roy Dickerson and Cole Edwards by Warranty deed from Buena Vista Partners, a Tennessee General Partnership of record in Instrument No. 20190815-0081691 Register's Office for Davidson County, Tennessee dates August 09, 2019 and recorded on August 15, 2019.

Also known as 1737 Pecan St., Unit 6 Nashville, Tennessee 37208.

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0 .

Affiant

Subscribed and sworn before me, this 19 day of April, 2022.

Notary 11/6/2024

KENNETH JAMES PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, George Buchan, 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 04/19/2022.

Date

George M

Affiant Signature

04/19/22

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 19 day of April, 2022.

Notary's Signature

My Commission Expires: 11/6/2024

Date

Notary's Seal (if on paper)

KENNETH JAMES PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY