PROPERTY TAX INFORMATION:

OWNER:
Nashville Investment Property Specialist, LLC
12844 Fargo Ave.
Hanford, CA 93230

SEND TAX BILLS TO: same

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130
From information furnished by the parties. No search was performed. No Tax advice was sought by parties or given by preparer

Map/ Parcel: 086 10 0C 004.00

Karen Johnson Davidson County
Batch# 854245 DEEDQC
05/12/2022 11:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220512-0054775

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, **James Richard Schaub and wife, Melinda Sue Schaub,** have this day bargained and sold and does hereby transfer, convey and quitclaim unto **Nashville Investment Property Specialist, LLC,** its interests and assigns, forever, all of their interest in and to that certain tract or parcel of real estate lying in Davidson County, Tennessee, and being further described as follows:

Land situated in Davidson County, Tennessee, being Unit No. 4, as established in Declaration of Covenants, Conditions, and Restrictions for 6Teen on Central Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180413-0035135, in the Register's Office of Davidson, Tennessee, with plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to James Richard Schaub and wife, Melinda Sue Schaub by Warranty Deed from Guerrier Development, LLC, a Tennessee limited liability company dated March 21, 2022 and of record in Instrument No. 20220324-0033820 in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO any and all restrictive covenants of record in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of appropriate governmental body along with any easements and right of ways of public roads and utilities.

WITNESS MY HAND this 25 day of April, 2022.

James Richard Schaub

Melinda Sue Schaub

STATE OF CALIFORNIA)
ss.
KING COUNTY)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid **James Richard Schaub and Melinda Sue Schaub**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the foregoing instrument (QuitClaim Deed) and further acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, at Office, this 25th day of April, 2022.

NOTARY

My Commission Expires: 10/21/2025

L. VEENENDAAL
Notary Public - California
Kings County
Commission # 2379354
My Comm. Expires Oct 21, 2025

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer is 0.00 .

AFFIANT

Sworn to and subscribed before me, on this 25 day of April, 2022.

NOTARY PUBLIC

My Commission Expires: 6/19/24

STATE OF TENNESSEE NOTARY PUBLIC
Jack Evans Citton, II
Davidson County

TRUE COPY CERTIFICATION

I, Jack E. Gritton, II, do hereby make oath that I am a licensed Attorney and/or custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 4/25/22. (Date of Document)

Affiant Signature

Date: 4/25/22

State of Tennessee

County of Rutherford

Sworn and Subscribed to me this 25 day of April, 2022

Notary Public

My Commission Expires: 2/24/24

NACY STEELE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires