Karen Johnson Davidson County
Batch# 860447 DEEDQC
05/23/2022 09:13:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220523-0059285

THIS INSTRUMENT PREPARED BY: **Champery Real Estate 2015, LLC** *2015 Manhattan Beach Boulevard, Suite 100* *Redondo Beach, CA 90278* *(310) 640-3070* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and **Hollyvale Rental Holdings, LLC** shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel.	*STATE OF CALIFORNIA* *COUNTY OF LOS ANGELES* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* _____ *Affiant* Sworn to and subscribed to before me this ___ day of _____ 20____. _____ SEE ATTACHED *Notary Public* *My commission expires:*

Name and Address of New Owner: **Champery Rental REO, LLC** 2015 Manhattan Beach Blvd, Suite 100 Redondo Beach, CA 90278	
Send Tax Bills To: Champery Rental REO, LLC	
Street Address of Subject Property: 1715 Sprucedale Drive Antioch, Tennessee 37013	**Parcel ID:** 175-02-0E-039.00-C

QUITCLAIM DEED

1**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Hollyvale Rental Holdings, LLC a California limited liability company**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Champery Rental REO, LLC, a California limited liability company,** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest in and to a certain tract or parcel of land in **County** Davidson, Tennessee, described as follows:

LEGAL DESCRIPTION:

Being all of Unit No. 3703, on the plan. of Section Four, Old Hickory Commons, a Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20170815-0083582, 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.

This being the same property conveyed to Hollyvale Rental Holdings, LLC, a California Limited Liability Company, by Deed of record in Instrument Number 20220427-0048436, Register's office for Davidson County, Tennessee.

WITNESS my hand this 5 day of May, 2022

Hollyvale Rental Holdings, LLC
a California limited liability company

By: Neighborhood Stabilization, LLC
a California limited liability company
Its: Sole member

By: Wedgewood, LLC
a Delaware limited liability company
Its: Sole Member

By: _____
Wade P. Brandenberger, Senior Vice President

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 the document.

State of California)
County of Los Angeles)

On May 5, 2022 before me, C. Hernandez a Notary Public, personally appeared Wade P. Brandenberger, 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.

Signature C. H (Seal)
My Commission Expires: May 11, 2022

C. HERNANDEZ
Notary Public - California
Los Angeles County
Commission # 2242020
My Comm. Expires May 11, 2022

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
$ 10.00

Affiant

Subscribed and sworn before me, this 5 day of May, 20 22

Notary

C. HERNANDEZ
Notary Public - California
Los Angeles County
Commission # 2242020
My Comm. Expires May 11, 2022

Tennessee Certification of Electronic Document

I, C. Hernandez, 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 May 5, 2022 (date of document).

C. [signature]
Affiant Signature

May 5, 2022
Date

State of California

County of Los Angeles

Sworn to and subscribed before me this 5 day of May, 2022.

K. Brooks
Notary's Signature

MY COMMISSION EXPIRES: May 11, 2022

NOTARY'S SEAL

K. BROOKS
Notary Public - California
Los Angeles County
Commission # 2242118
My Comm. Expires May 11, 2022