Name and Address of New Owner:
JMTN Properties, LLC
PO Box 120835
Nashville, TN 37212-0835

Send Tax Bills To:
Same as Owner

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Map & Parcel No: 045H-A-015.00

Karen Johnson Davidson County
Batch# 863327 DEEDQC
05/27/2022 09:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220527-0061651

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Calmax Properties LP, a California Limited Partnership,** "the Grantor," convey and quitclaim unto **JMTN Properties LLC, a Tennessee Limited Liabilty Company ,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 3612 Woodmont Blvd Homes of record in Instrument No. 20200831-0098401, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Calmax Properties, LP, A California limited partnership by Warranty Deed from Stephen Mark Sefsik, Helen Sefsik and Michael Scott Sefsik, being the Devisees under the last will and Testament of Sallye Sefsik and Sylvia Karnowsky of record as Instrument No. 20200813-0090990 in the Register's Office for Davidson County, Tennessee, dated August 12, 2020 and recorded on August 13, 2020.

Being the same property conveyed to Sylvia Karnowsky by QuitClaim Deed from Carrie Linn of record as Instrument No. 20180810-0078957 in the Register's Office for Davidson County, Tennessee, dated August 3, 2018 and recorded on August 10, 2018. The said Sylvia Karnowsky has since died on February 6,

2020, leaving a Last Will and Testament filed of record in Docket No. 20P439 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Mark Sefsik and his wife, Helen Sefsik, and appointed the said Mark Sefsik as Executor.

For Information Only: Being Parcel 117-05-0H-001-00
Being also known as 3612 Woodmont Boulevard, Nashville, TN 37215

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 23 th day of May, 2022.

Calmax Properties LP, a California Limited Partnership

By: John J. Maxwell
John J. Maxwell, Manager of Maxwell Group CA, LLC, Managing Partner of Cal Max Properties, LP

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John J. Maxwell, with whom I am personally acquainted, and who acknowledged himself to be Manager of Maxwell Group CA, LLC, Managing Partner of Cal Max Properties, LP the within named bargainer, a Limited Liability Company, and that they as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Manager.

Witness my hand, at office, this _____ day of _____, 2022.

_____
Notary Signature
My commission expires: See attached

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

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 Orange }

On May 23, 2022 (Date) before me, Dorothy A. Snyder, Notary Public (Here Insert Name and Title of the Officer)

personally appeared John J. Maxwell (Name(s) of Signer(s))

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.

DOROTHY A. SNYDER
Notary Public - California
Orange County
Commission # 2270648
My Comm. Expires Jan 8, 2023

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 _____ (Signature of Notary Public)

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed

Document Date: May 23, 2022 Number of Pages: 2

Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☑ Partner – ☑ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing: CalMax Properties, LP and Maxwell Group CA, LLC	Signer is Representing:

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AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ ____, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 24th day of May, 2022.

Notary Signature
My commission expires:

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026