QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY July, 2022.

Notary Public

MY COMMISSION EXPIRES: 2/2/24
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 2024-07-09-20

Karen Johnson Davidson County
Batch# 897083 DEEDQC
08/01/2022 03:06:36 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220801-0087506

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Maxwell Family Trust	**Same**	**117122H00100CO**
(NAME) **32158 Camino Capistrano, Suite A PMB 362**	(NAME)	
(ADDRESS) **San Juan Capistrano, CA, 92675**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CAL MAX PROPERTIES, LP, A CALIFORNIA LIMITED PARTNERSHIP ("GRANTOR")

~~HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY ITS INTEREST IN THE PROPERTY DESCRIBED AND NAMED HEREIN UNTO~~

JOHN J. MAXWELL AND KAREN A. MAXWELL, TRUSTEES OF THE MAXWELL FAMILY TRUST ("GRANTEES")

THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

A CERTAIN UNIT LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AND DESIGNATED AS UNIT NO. A OF 1307 CLIFTON LANE HOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, ESTABLISHED PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING 1307 CLIFTON LANE HOMES, A HORIZONTAL PROPERTY REGIME, OF RECORD IN INSTRUMENT NUMBER 20210208-0017871 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND WITH SAID UNIT BEING DEPICTED ON EXHIBIT "B" TO SAID DECLARATION; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION.

BEING THE SAME PROPERTY CONVEYED TO CAL MAX PROPERTIES, LP, A CALIFORNIA LIMITED PARTNERSHIP, BY WARRANTY DEED FROM GARY W. POLLOCK AND KATHY G. POLLOCK TRUSTEES OF THE POLLACK REVOCABLE LIVING TRUST DATED FEBRUARY 24TH, 2017, OF RECORD IN INSTRUMENT NO. 20210119-0008137, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

* BY THESE PRESENTS DO/DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO
** ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO

These are **improved** properties known as: **1307 Clifton Lane, Nashville, Tennessee, 37215.**

Witness our hands this the 20th day of July, 2022.

CAL MAX PROPERTIES, LP

John J. Maxwell, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John J. Maxwell,** 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 as **General Partner** for **Cal Max Properties, LP, a California Limited Partnership**, the within named bargainor, for the purposes therein contained.

Witness my hand and official seal, this the _____ day of _____, 2022.

_____
Notary Public

See attached

My Commission Expires:

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 July 20, 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

Place Notary Seal and/or Stamp Above

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*

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: Quit Claim Deed
Document Date: July 20, 2022 Number of Pages: 2
Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: John J Maxwell	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: Cal Max Properties, LP	Signer is Representing:

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