Karen Johnson Davidson County
Batch# 917574 DEEDQC
09/16/2022 10:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220916-0103413

22-1520

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
David R. Anderson Revocable Trust 7249 Franklin Avenue #305 Los Angeles, CA 90046	Guaranteed Rate, Inc. 3940 N. Ravenswood Chicago, IL 60613	105-03-0V-002.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Brian P. Pesaturo, unmarried man and Ramsey Kouri, unmarried man and David R. Anderson, unmarried man and Gilberto Alex Merchan, unmarried man**, by these presents does hereby quitclaim and convey unto **Brian P. Pesaturo, Trustee of the Brian P. Pesaturo Revocable Trust, Ramsey Kouri, unmarried man, Dave R. Anderson, Trustee of the David R. Anderson Revocable Trust, and Gilberto Alex Merchan, Trustee of The Arrington Family Trust dated December 19, 2017**, their heirs, successors and assigns, all of their right, title and interest in and to the following described tract of land:

Situated in Davidson County, Tennessee, being described as follows, to-wit:

Being Unit Nos. 9 as shown on Exhibit B of Declaration of Covenants, Conditions and Restrictions for 1242 Second Avenue South of record in Instrument No. 20200326-0032878; as amended by First Amendment to Declaration, Conditions and Restrictions for 1242 Second Avenue South of record in Instrument No. 20200902-0100030; as further amended by Second Amendment to Declaration, Conditions and Restrictions for 1242 Second Avenue South of record in Instrument No. 20201026-0123584, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

Being a portion of the same property conveyed to True Development, LLC, a Tennessee limited liability company by Warranty deed from Hart to Heart Day Care Learning Center, Inc., a Tennessee corporation of record in Instrument No. 20160606-0056625 Register's Office for Davidson County, Tennessee, dated May 26, 2016 and recorded on June 06, 2016.

Being the same property conveyed to Brian P. Pesaturo, unmarried man and Ramsey Kouri, unmarried man and David R. Anderson, unmarried man and Gilberto Alex Merchan, unmarried man by Warranty Deed from True Development, LLC, a Tennessee limited liability company of record in Instrument No. 20220713-0080574, **Register's Office for Davidson County, Tennessee dated July** 11th, **2022 and recorded on July** 13th **2022.**

Being also known as 1242 2nd Avenue South, Unit 9, Nashville, Tennessee 37210.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 15th day of July, 2022.

Kristen Booth
Affiant

My commission expires:

Notary Public

(Affix Seal)

MEREDITH MALLOY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 10 day of July, 2022.

Brian P. Pesaturo

Ramsey Kouri

David R. Anderson

Gilberto Alex Merchan

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Brian P. Pesaturo, Ramsey Kouri, David R. Anderson, and Gilberto Alex Merchan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal 10 day of July, 2022.

Notary Public

My Commission Expires: 07/19/2025

MATTHEW ALEXANDER HARRIS-JOHNSON
COMM# 2366351
Notary Public - California
Los Angeles County
My comm. Expires JULY 19, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/16/2022 ____ (date of document).

Affiant Signature

09/16/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 16 day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
EXPIRES MAY 5, 2025
NOTARY'S SEAL