Prepared By and Return To:

Verse 16 Properties, Inc.
P.O. Box 173
Pismo Beach, CA 93448

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. CONCORD TITLE LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN

State of Tennesse
County of Davidson
The actual consideration of true value whichever is greater is

$0.00

Affiant

Subscribed and sworn to before me this _____ day of _____, 2022
My Commission Expires: _____
Notary Public _____

See Attached Jurat

QUIT CLAIM DEED

OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Verse 16 Properties, Inc.		
P.O. Box 173	**NEW OWNER**	**052-02-0-076.00**
Pismo Beach, CA 93448		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I, **GABRIELE ARTEAGA, INDIVIDUAL,** HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL MY RIGHT, TITLE AND INTEREST UNTO, **VERSE 16 PROPERTIES, INC.,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

"Legal Description attached hereto"

Being also known as. 641 Carmel Avenue, Madison, TN 37115

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 23rd day of August, 2022

Gabriele Arteaga

Karen Johnson Davidson County
Batch# 925120 DEEDQC
10/04/2022 01:37:02 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20221004-0109520

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 San Luis Obispo

Subscribed and sworn to (or affirmed) before me on this 23rd day of August, 2022, by Gabriele Arteaga, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature K. LeMay (Seal)

K. LEMAY
COMM. # 2393795
NOTARY PUBLIC - CALIFORNIA
SAN LUIS OBISPO COUNTY
MY COMM. EXP. FEB. 11, 2026

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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)SS
COUNTY OF San Luis Obispo)

On August 23, 2022 before me, K. LeMay, Notary Public, personally appeared Gabriele Arteaga

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 K. LeMay

K. LEMAY
COMM. # 2393795
NOTARY PUBLIC - CALIFORNIA
SAN LUIS OBISPO COUNTY
MY COMM. EXP. FEB. 11, 2026

This area for official notarial seal.

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT
CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER(S) TITLE(S)
- ☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity

Name of Person or Entity

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: _____

NUMBER OF PAGES _____ DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

Reproduced by First American Title Company 11/2007

EXHIBIT 'A'

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVISON, STATE OF TENNESSEE, AND IS HEREBY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 38 of Block "D" on the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gabriele Arteaga by deed from Music City Holdings, LLC, a Texas limited liability company, dated August 23, 2022, of record in Instrument No. 20220909-0101069, Register's Office for Davidson County, Tennessee.

This property being known as 641 Carmel Avenue, Madison, TN 37115

Tax Parcel Identification Number: 052-2-076.00