Karen Johnson Davidson County
Batch# 931714 DEEDQC
10/19/2022 02:47:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20221019-0114166

QUITCLAIM DEED

MAIL RECORDED DEED TO:

SUZANNE FARLEY, ESQ.
THOMPSON, WELCH, SOROKO & GILBERT LLP
3950 CIVIC CENTER DRIVE, SUITE 300
SAN RAFAEL, CA 94903

OWNER (SEND TAX BILLS TO):

TENNESSEE BAT LLC
21525 PEARSON AVENUE
SONOMA, CA 95476

FOR NO CONSIDERATION ($0.00), BRUNO ANDRE TAPOLSKY and TRECIA ROBERTSON KNAPP, husband and wife (herein, "Grantor"), whose address is 21525 Pearson Avenue, Sonoma, CA 95476, hereby bargains, sells, remises, releases, quit claims and conveys to TENNESSEE BAT LLC, a Tennessee limited liability company (herein, "Grantee"), whose address is 21525 Pearson Avenue, Sonoma, CA 95476, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 4641 Tara Drive, Nashville, TN 37125

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 11th day of Oct, 20 22.

PIN NO: 131-14-0-014.00

This Instrument Prepared By: RAVEN PERRY-BEACH, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Bruno Andre Tapolsky

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.

ACKNOWLEDGMENT

STATE OF CALIFORNIA }
}
COUNTY OF Napa }

On 10-11-2022, before me, J.F. Peinado-Barraza, Notary Public, personally appeared Bruno Andre Tapolsky, 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.

(Seal)

Signature _____

My Commission Expires: 03-16-2026

J. F. PEINADO-BARRAZA
Notary Public - California
Napa County
Commission # 2397109
My Comm. Expires Mar 16, 2026

GRANTOR:

Trecia Robertson Knapp

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.

ACKNOWLEDGMENT

STATE OF CALIFORNIA }
}
COUNTY OF Napa }

On 10-11-2022 before me, J. F. Peinado-Barraza, Notary Public, personally appeared Trecia R. Knapp,
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. (Seal)

Signature _____
My Commission Expires: 03-16-2026

J. F. PEINADO-BARRAZA
Notary Public - California
Napa County
Commission # 2397109
My Comm. Expires Mar 16, 2026

OATH OF CONSIDERATION

STATE OF California
COUNTY OF Napa

The actual consideration for this transfer is $0.00.

Grantee:

TENNESSEE BAT LLC, a Tennessee limited liability company

By: _____
Printed Name: Bruno Tapolsky
Title: Member

By: _____
Printed Name: Trecia Knapp
Title: Member

JURAT

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 Napa

Subscribed and sworn to (or affirmed) before me on this 11th day of Oct, 2022, by Bruno Tapolsky and Trecia Knapp, as members of of TENNESSEE BAT LLC, a Tennessee limited liability company, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal)

J. F. PEINADO-BARRAZA
Notary Public - California
Napa County
Commission # 2397109
My Comm. Expires Mar 16, 2026

Signature _____
Notary Public

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 244 on the Plan of Section Two, Tynewood Estates of record in Plat Book 2900, Pages 89 and 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 241 feet on the west side of Tara Drive and runs back 223 feet on the north line and 231 feet on the south line to a dead line on which it measures 241 feet.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 3069, Page 566, Register's Office for Davidson County, Tennessee.
Sanitary Sewer and/or Storm Drainage Easement of record in Book 5644, Page 681, in the Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Document 20210817-0111234, on August 17, 2021.

PIN NO: 131-14-0-014.00

STREET ADDRESS: 4641 Tara Drive, Nashville, TN 37125

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Dorene J. Royal, 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 October 11, 2022 (date of document).

Dorene J Royal

Affiant Signature

10/18/2022

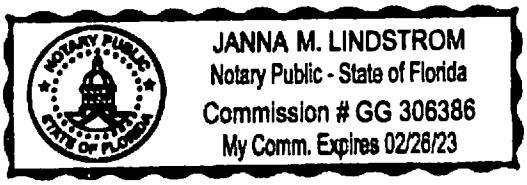
Date

State of Florida

County of Hillsborouth

Sworn to and subscribed before me this 18th day of October, 2022.

NOTARY'S SEAL



Janna M. Lindstrom

Notary Signature

MY COMMISSION EXPIRES: 02/26/2023