Karen Johnson Davidson County
Batch# 933873 DEEDQC
10/26/2022 12:27:33 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221026-0116047

QUITCLAIM DEED

MAIL RECORDED DEED TO:

NASHCAL LLC
1250 PEPPER LANE
SANTA BARBARA, CA 93108

OWNER (SEND TAX BILLS TO):

NASHCAL LLC
1250 PEPPER LANE
SANTA BARBARA, CA 93108

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ELIZABETH ANN OCHSNER, an unmarried woman (herein, "Grantor"), whose address is 1250 Pepper Lane, Santa Barbara, CA 93108, hereby bargains, sells, remises, releases, quit claims and conveys to NASHCAL LLC, a Tennessee limited liability company (herein, "Grantee"), whose address is 1250 Pepper Lane, Santa Barbara, CA 93108, 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: 1825A 11th Avenue N., Nashville, TN 37208

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.

PIN NO: 081-07-4A-001.00

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

OATH OF CONSIDERATION

STATE OF California
COUNTY OF Santa Barbara

The actual consideration for this transfer is 0.00.

Grantee:

NashCal LLC, a Tennessee limited liability company

By: Elizabeth Ann Ochsner
Printed Name: Elizabeth Ann Ochsner
Title: Manager / Sole Owner / president

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 SANTA BARBARA)

On SEPTEMBER 16, 2022 before me, NELS C. HENDERSON, NOTARY PUBLIC personally appeared ELIZABETH ANN OSHSNER, 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 _____ (Seal)

NELS C. HENDERSON
COMM. #2400677
Notary Public - California
Santa Barbara County
My Comm. Expires Apr. 27, 2026

WITNESS my hand and seal this 16 day of September, 2022

GRANTOR:

Elizabeth Ann Ochsner

Elizabeth Ann Ochsner

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NELS C. HENDERSON
COMM. #2400677
Notary Public - California
Santa Barbara County
My Comm. Expires Apr. 27, 2026

Signature Nels C. Henderson (Seal)

EXHIBIT A

[Legal Description]

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

Land situated in Davidson County, Tennessee, being Unit 1825A, as established in Declaration of Covenants, Conditions and Restrictions for Hudson Master, a Horizontal Property Regime with Private Elements of record at Instrument No. 20161114-0119418, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime with Private Elements of Hudson Manor of record in Instrument No. 20161114-0119418, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20161114-0119419, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

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 Instrument No. 202206080065431 on June 8, 2022.

PIN NO: 081-07-4A-001.00

STREET ADDRESS: 1825A 11th Avenue N., Nashville, TN 37208

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.