QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 940672 DEEDQC
11/14/2022 12:07:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221114-0121283

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

Baker Thurman
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14th DAY OF Nov, 2022

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 22-2566LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Adam Stern and Kristin Stern	SAME	144 12 0 039.00
5894 E. Ashland Drive		144 12 0 039.00
Nashville, TN 37215		

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

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

ADAM STERN AND KRISTIN STERN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

AK STERN HOLDINGS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Otter Creek Hills, as of record in Book 2900, Pages 110 and 111, Register's Office, Davidson County, Tennessee.

Said Lot No. 13 fronts 191 feet on the Southerly side of East Ashland Drive, and runs back 338 feet on the Easterly line and 397.8 feet on the Westerly line, which is a broken line, to a dead line in the rear measuring 130 feet thereon.

Being the same property conveyed to Adam Stern and Kristin Stern, husband and wife from Defermygain.com, LLC Trustee of the PGT Trust UAD January 21, 2022, in the Register's Office of Davidson County, Tennessee, dated February 4th, 2022 and recorded on February 15th, 2022.

This is Improved property known as 5894 E. Ashland Drive, Nashville, TN 37215

Witness my hand on this 8 day of November, 2022

Adam Stern

Kristin Stern

ACKNOWLEDGMENT

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 Los Angeles)

On November 8, 2022 before me, Hae Kyung Kim, Notary Public
(insert name and title of the officer)

personally appeared Adam Stern, Kristin Stern,
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.

HAE KYUNG KIM
Notary Public - California
Los Angeles County
Commission # 2372961
My Comm. Expires Aug 30, 2025

Signature _____ (Seal)

I Lisa Allard, 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 November 14, 2022.

Lisa Allard, Affiant November 14, 2022

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this November 14, 2022.

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-19-2024