QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 943063 DEEDQC
11/18/2022 03:07:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221118-0122827

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF November 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY (and return to):
Garside & Hunter, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lapu Lapu, LLC (NAME)	**Same** (NAME)	
460 Halsey Ave. (ADDRESS)	460 Halsey Ave (ADDRESS)	**71-14-2H-002.00CO**
San Jose, CA 95128 (CITY) (STATE) (ZIP)	San Jose CA 95128 (CITY) (STATE) (ZIP)	

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

MATTHEW C. ZANDIEH VAKILI, UNMARRIED, AND ELOISA Y. CARAG, UNMARRIED ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

LAPU LAPU, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. B, ON THE PLAN OF HOMES AT 1205 BRICK CHURCH PIKE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS SHOWN ON EXHIBIT "B" OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HOMES AT 1205 BRICK CHURCH, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS (A PLANNED UNIT DEVELOPMENT), PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 66-27-103(B), ET SEQ., AS AMENDED, OF RECORD IN INSTRUMENT NO. 20210122-0009465, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION OF SAID UNIT, AND BY-LAWS APPENDED THERETO AS EXHIBIT "C," SAID REGISTER'S OFFICE, ARE INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW C. ZANDIEH VAKILI, UNMARRIED, AND ELOISA Y. CARAG, UNMARRIED, BY WARRANTY DEED FROM D&M DEVELOPMENT, LLC, A NORTH DAKOTA LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 20221021-0114675, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1205 B Brick Church Pike, Nashville, TN 37207**

Witness our hands this the 17 day of November, 2022.

Matthew C. Zandieh Vakili

Eloisa Y. Carag

STATE OF CA)
COUNTY OF Santa Clara)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Matthew C. Zandieh Vakili**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of November, 2022.

Notary Public
My Commission Expires:
3/2/2023

MATT DULLAGHAN
Notary Public - California
Santa Clara County
Commission # 2279366
My Comm. Expires Mar 2, 2023

STATE OF CA)
COUNTY OF Santa Clara)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Eloisa Y. Carag**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of November, 2022.

Notary Public
My Commission Expires:
3/2/2023

MATT DULLAGHAN
Notary Public - California
Santa Clara County
Commission # 2279366
My Comm. Expires Mar 2, 2023

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 Santa Clara)

On 11/17/2022 before me, Matt Dullaghan, Notary Public
(insert name and title of the officer)

personally appeared Matthew C. Zandieh Vakili and Eloisa Y. Carag,
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)**

MATT DULLAGHAN
Notary Public - California
Santa Clara County
Commission # 2279366
My Comm. Expires Mar 2, 2023

Certificate of Authenticity

I, Emily Manno, 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 11/17/22.

Date

Affiant Signature

11/17/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of November, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON