Prepared By:
Peter Wertheimer |

Karen Johnson Davidson County
Batch# 953606 DEEDQC
12/21/2022 08:42:21 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20221221-0131627

After Recording Return To:
1325 Sussex Lane |
Newport Beach, California 92660 |

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On December 06, 2022 THE GRANTOR(S),

-Peter Wertheimer and Janet Fosdick, a married couple

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Samanda Properties, LLC, Peter Wertheimer, Manager, residing at 1325 Sussex Lane, Newport Beach, Orange County, California 92660

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description:

Land in Davidson County, Tennessee, being all of unit No. 105 of Elliston Place Quarters, as described in Master Deed establishing a Horizontal Property Regime with respect to Elliston Place Quarters of record in Book 6657, Page 72, as amended in Book 7232, Page 250, Register's Office of Davidson County, Tennessee, together with an undivided 1/48th divided interest in the common elements as described in said master Deed.

Being the same property conveyed to Peter Wertheimer & Janet Fosdick a married couple by Warranty Deed from Robert E. Mitchell and Barbara J Mitchell Revocable Trust u/a dated May, 06. 2019 of record, in Instrument No. 20220131-0011047 Register's Office for Davidson County, Tennessee dated January 18, 2022 and recorded on January 31, 2022

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 092-15-0A-105.00-CO

Mail Tax Statements To:
Samanda Properties, LLC
1325 Sussex Lane
Newport Beach, California 92660

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 12/6/22

Peter Wertheimer

1325 Sussex Lane

Newport Beach, California

92660

DATED: 12/6/22

Janet Fosdick

1325 Sussex Lane

Newport Beach, California

92660

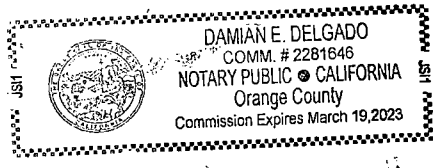
A notary public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF ORANGE

On 12-6-22 before me, DAMIAN E. DELGADO Notary Public personally appeared Peter Wertheimer and Janet Fosdick, 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.



_____ (Notary Seal)
Signature of Notary Public

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

12-16-22
Affiant
Affiant's Name: Peter Wertheimer

See Attached California All-Purpose Acknowledgment

CALIFORNIA ACKNOWLEDGMENT — CIVIL CODE § 1189

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 Orange

On december 16, 2022 (Date) before me, M. godoy, notary public (Here Insert Name and Title of the Officer)

personally appeared peter wertheimer (Name(s) of Signer(s))

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.

M. GODOY
COMM. #2408015
NOTARY PUBLIC ●CALIFORNIA
San Francisco County
Commission Expires June 15, 2026

Place Notary Seal and/or Stamp Above

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 _____ Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: quitclaim deed

Document Date: n/a Number of Pages: 3

Signer(s) Other Than Named Above: n/a

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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