Karen Johnson Davidson County
Batch# 972449 DEEDQC
02/21/2023 10:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230221-0012109

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

William E. Gorges
Notary Public - State of New York
No. 01GR6443451
Qualified in Clinton County
My Commission Expires 11/07/2026

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF Feb, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/07/2026

(AFFIX SEAL)

J-SB-AO-21-2622

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MAJAT LLC, A Tennessee Limited Liability Company		
(NAME)	(NAME)	**72-15-18.00**
19747 Shore Cliff Ln,	**Same**	
(ADDRESS)	(ADDRESS)	
Huntington Beach, CA 92648		
(CITY) (STATE) (ZIP)	(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, **CATHERINE KURTH,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MAJAT LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 4 on the Map Showing Subdivision of Lots 15,16,17,18,19, 20, 21, 22, 23, 24 and 25 in Belle Forest Subdivision of record in Plat Book 547, Page 33, Register's Office for said County.

Said easterly part of Lot No. 4 fronts 50 feet on the west side of Pennington Avenue and runs back between parallel lines 179.5 feet to a dead line.

Land in Davidson County, Tennessee, being the easterly part of Lot No. 4 on the Map Showing Subdivision of Lots 15,16,17,18,19, 20, 21, 22, 23, 24 and 25 in Belle Forest Subdivision of record in Plat Book 547, Page 33, Register's Office for said County.

Said easterly part of Lot No. 4 fronts 50 feet on the west side of Pennington Avenue and runs back between parallel lines 179.5 feet to a dead line.

Being the same property conveyed to Catherine Kurth by Warranty Deed from Ray Anthony McClain, unmarried of record in Instrument No. 20210224-0023148, Register's Office for Davidson County, Tennessee.

This instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

This is **improved** property known as: **2622 Pennington Avenue, Nashville, Tennessee 37216**.

Witness my/our hand(s) this the 16 day of February 2023.

Catherine Kurth
Catherine Kurth

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CATHERINE KURTH, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the .

See attached Acknowledgment

_____
Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 ORANGE)

On February 16, 2023 before me, PENELOPE S. LALOULU, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared CATHERINE KURTH,
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.

PENELOPE S. LALOULU
Notary Public - California
Orange County
Commission # 2401744
My Comm. Expires May 20, 2026

Signature Penelope S. Laloulu (Seal)

I, Gabriel Lutz, 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 02/16/2023 (date of document).

Affiant Signature

Date 02/16/2023

State of New York

County of Clinton

Sworn to and subscribed before me this 16th day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/07/2026

William E. Grones
Notary Public - State of New York
No. 01GR6443451
Qualified in Clinton County
My Commission Expires 11/07/2026