Prepared By:
Monica Guerrero
961 Noe Street
San Francisco, CA 94114

After Recording Return To:
961 Noe Street
San Francisco, California 94114

Karen Johnson Davidson County
Batch# 982217 DEEDQC
03/20/2023 08:37:48 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230320-0019630

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On February 03, 2023 THE GRANTOR(S),

- Monica Guerrero, a single person

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

- Fairyview Spice LLC, Monica Guerrero, Member, residing at 4008 Fairview Drive, Nashville, Davidson County, Tennessee 37218

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

Legal Description:

Land in Davidson County, Tennessee, being Lot No. 36 of Block "DD" on the Plan of Revised Map of Fairview Subdivision of record in Plat Book 1130, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, being described as follows: Beginning at a point in the northerly margin of Fairview Drive, which point is the common corner of Page 1 of 4 Lot Nos. 35 and 36 of said subdivision; thence in a northerly direction, a distance of 181.4 feet to a dead line; thence westwardly 50 feet; thence in a southerly direction a distance of 177.8 feet to the northerly margin of Fairview Drive; thence easterly with the said northerly margin of Fairview Drive, a distance of 50 feet to the point of beginning.

Being the same property conveyed to Mr. Wenford Barnes and wife, Nettie by Warranty deed from Opal Marie Mayo, a widow of record in Book 4820, Page 12, Register's Office for Davidson County, Tennessee, dated May 28, 1974 and recorded on May 30, 1974.

Being the same property conveyed to Hosts Worldwide, Inc. by Warranty deed from Mr, Wenford Barnes and wife, Nettie Barnes of record in Instrument No. 20201216-0148412 Register's Office for Davidson County, Tennessee, dated December 7, 2020 and recorded on December 16, 2020.

Being the same property conveyed to Monica Y. Guerrero by Warranty deed from Hosts Worldwide, Inc. of record in Instrument No. 20201221-0150795 Register's Office for Davidson County, Tennessee, dated December 7, 2020 and recorded on December 21, 2020.

Being also known as 4008 Fairview Drive, Nashville, Tennessee 37218.

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.

The transfer is between the LLC and its member.

Tax Parcel Number: 06903000700

Mail Tax Statements To:
Fairyview Spice LLC
961 Noe Street
San Francisco, California 94114

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 03/13/23

Monica Guerrero
961 Noe Street
San Francisco, California, 94114

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 SAN FRANCISCO

On 13th March 2023 before me, Nikolas Refanidis Notary Public, personally appeared Monica Guerrero, 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

NIKOLAS CHRISTIAN REFANIDIS
Notary Public - California
San Francisco County
Commission # 2343810
My Comm. Expires Jan 27, 2025

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.

Affiant
Affiant's Name: MONICA GUERRERO

SEE ATTACHED CERTIFICATE

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 San Francisco }

On 13th March 2023 before me, Nikolas Refanidis Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Monica Yamira Guerrero
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.

NIKOLAS CHRISTIAN REFANIDIS
Notary Public - California
San Francisco County
Commission # 2343810
My Comm. Expires Jan 27, 2025

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: 13th March 2023 Number of Pages: _____
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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