Karen Johnson Davidson County
Batch# 989892 DEEDQC
04/10/2023 12 04 59 PM 3 pgs
Fees. $17 00 Taxes $0 00
20230410-0025760

QUITCLAIM DEED	
This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Beal, Nations & Crutcher shall not be responsible for any matter that could have been resolved by a title examination, settlement, or consultation with legal and/or tax related counsel.	NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENN CODE ANN. § 67-4-409(a)(3)(F) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENN. CODE ANN. § 67-4-409(a)(5).

THIS INSTRUMENT PREPARED BY
Shannon L. Crutcher, Esq
Beal, Nations & Crutcher
1600 Westgate Circle, Suite 275
Brentwood, Tennessee 37027

NAME & ADDRESS NEW OWNER(S)	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Julie Flores, Trustee 15243 Hillsdale Court Sylmar, CA 91342	Julie Flores, Trustee 15243 Hillsdale Court Sylmar, CA 91342	096 16 0A 033 00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Julie Flores, married and joined herein by her spouse, Paul Steven Flores,** does hereby convey, transfer, remise, release, relinquish and forever quitclaim unto **Julie Flores, Trustee, or her successor in interest, of the Julie Flores Living Trust date March 10, 2023 and any amendments thereto,** all right, title and interest in and to that certain tract or parcel of land lying in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 57 of the First Revision, Phase One, Section Two, Larchwood Planned Unit Development, of record in Plat Book 6200, Page 347, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Julie Flores, unmarried, by Warranty Deed from Rebecca G. Lee, unmarried, of record in Instrument No. 20220324-0033933, Register's Office for Davidson County, Tennessee, dated March 15, 2022, and recorded on March 24, 2022. (Value or consideration shown in aforementioned deed $290,000.00.)

Paul Steven Flores joins herein to convey any marital interest he may have in the above-described property under the domestic relations and/or estate laws existing in the state of California.

Said property is conveyed subject to any and all existing easements and restrictions as shown of record.

This property is improved property known as 106 Lakebrink Drive, Nashville, Tennessee 37214.

The above-description is the same as in the previous deed of record.

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on the 10th day of March 2023.

Julie Flores

Paul Steven Flores

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 March 10, 2023 before me, Mary Little, a Notary Public, personally appeared Julie Flores, 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 _____

MARY LITTLE
Notary Public - California
Ventura County
Commission # 2385045
My Comm Expires Dec 25, 2025

(Seal)

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 March 10, 2023 before me, Mary Little, a Notary Public, personally appeared Paul Steven Flores, 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 Mary Little

MARY LITTLE
Notary Public - California
Ventura County
Commission # 2385045
My Comm. Expires Dec 25, 2025

(Seal)