After recording return to:
Townsgate Closing Services
420 Rouser Road
Bldg. 3, Fl 5
Moon Township, PA 15108
File No. 109194-1

Karen Johnson Davidson County
Batch# 1001353 DEEDQC
05/09/2023 11:53:30 AM 10 pgs
Fees: $52.00 Taxes: $0.00
20230509-0034503

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 081-02-4F-016-00

QUITCLAIM DEED

THIS DEED made and entered into on this 16 day of April, 2023, by and between **Joseph P. Feeney, a married man, joined in execution by his spouse, Donna Feeney,** residing at 24792 Viejas Boulevard, Descanso, CA 91916, and **Jennalyn Villafuerte Aceron, a single person and Christian Mullen, a single person,** residing at 5815 W. Manchester Avenue, Los Angeles, CA 90045, **as joint tenants with right of survivorship,** hereinafter referred to as Grantor(s) and **Jennalyn Villafuerte Aceron, a single person and Christian Mullen, a single person, as joint tenants with right of survivorship,** residing at 5815 W. Manchester Avenue, Los Angeles, CA 90045, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 1737 Pecan Street, #5, Nashville, TN 37208

Being the same property as conveyed from Buena Vista Partners, a Tennessee General Partnership to Joseph P. Feeney, a Married Man and Jennalyn Villafuerte Aceron, a Single Person and Christian Mullen, a Single Person, as Joint Tenants with Right of Survivorship as set forth in Deed Instrument #20190109-0002468 dated 01/04/2019, recorded 01/09/2019, Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Joseph P. Feeney
Joseph P. Feeney

Donna Feeney
Donna Feeney

STATE OF California
COUNTY OF San Diego

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Joseph P. Feeney and Donna Feeney,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in San Diego, this 16 day of April, 2023.

Notary Public

My Commission expires: 4-27-23

202305090034503

See attached

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Jennalyn Villafuerte Aceron

STATE OF California
COUNTY OF San Diego

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Jennalyn Villafuerte Aceron**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in San Diego, this 11 day of April, 2023.

Notary Public

My Commission expires: 4-27-23

See attached

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Christian Mullen

STATE OF California
COUNTY OF San Diego

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Christian Mullen**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in San Diego, this 16 day of April, 2023.

Notary Public

My Commission expires: 4-27-23

See attached

CALIFORNIA ALL-PURPOSE CERTIFICATE OF 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 San Diego

On April 16, 2023 before me, Sean Thomas - Notary Public
(Here insert name and title of the officer)

personally appeared Joseph P. Feeney & Donna Feeney,

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 of Notary Public

(Notary Seal)

SEAN THOMAS
COMM. #2286637
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Commission Expires: APRIL 27, 2023

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date 4-16-23

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

CALIFORNIA ALL-PURPOSE CERTIFICATE OF 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 San Diego

On April 16, 2023 before me, Sean Thomas - Notary Public
(Here insert name and title of the officer),

personally appeared Joseph P. Feeney & Christian Mullen & Jennalyn V. Aleron,

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 of Notary Public

(Notary Seal)

SEAN THOMAS
COMM. #2286637
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Commission Expires: APRIL 27, 2023

ADDITIONAL OPTIONAL INFORMATION

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(Title or description of attached document)

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(Title or description of attached document continued)

Number of Pages — Document Date 4-16-23

(Additional information)

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- ☑ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other

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- Securely attach this document to the signed document

VALUATION AFFIDAVIT

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

Jennalyn Villafuerte Aceron
Affiant

Print Name: Jennalyn Villafuerte Aceron

STATE OF California
COUNTY OF San Diego

Subscribed and sworn to before me this 16 day of April, 2023.

Notary Public
My Commission Expires: 4-27-23

Name and address for person(s) responsible for taxes:

Jennalyn Villafuerte Aceron and Christian Mullen
5815 W. Manchester Avenue
Los Angeles, CA 90045

Name and address of property owner:

Jennalyn Villafuerte Aceron and Christian Mullen
5815 W. Manchester Avenue
Los Angeles, CA 90045

See attached

CALIFORNIA ALL-PURPOSE CERTIFICATE OF 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 San Diego

On April 16, 2023 before me, Sean Thomas - Notary Public,
(Here insert name and title of the officer)

personally appeared Jennalyn Villafuerte Aceron,

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 of Notary Public

(Notary Seal)

SEAN THOMAS
COMM. #2286637
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Commission Expires: APRIL 27, 2023

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages ____ Document Date 4-16-23

(Additional information)

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- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
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- Securely attach this document to the signed document

EXHIBIT A
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 16, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for Pecan Row, a Horizontal Property Regime with Private Elements, which is planned unit development, of record as Instrument No. 20180402-0030422, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel ID Number: 081-02-4F-016-00

Property commonly known as: 1737 Pecan Street, #5, Nashville, TN 37208

Tennessee Certification of Electronic Document

I, Ryan Cunningham, 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 4/16/2023 (date of document).

Ryan Cunningham
Affiant Signature

5/9/2023
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 9th day of April, 2023.

Leslie A Hramika
Notary's Signature

MY COMMISSION EXPIRES: 12-15-24

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Leslie A. Hramika, Notary Public
Allegheny County
My commission expires December 15, 2024
Commission number 1387936
Member, Pennsylvania Association of Notaries