THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED MAIL TO:

James Artiano
3828 Carson Street, Suite 102
Torrance, CA 90503

MAIL TAX STATEMENTS TO:

Maria Fernanda Talbot
533 Paseo De Las Estrellas
Redondo Beach, CA 90277

Map Parcel 104 07 0204 00

Karen Johnson Davidson County
Batch# 1004193 DEEDQC
05/17/2023 09 05 14 AM 4 pgs
Fees: $22 00 Taxes $0 00
20230517-0036815

QUIT CLAIM DEED FOR TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS DEED is made this 12 day of May, 2023 by and between the **"Grantor"**

Fernanda Talbot, an unmarried individual residing at 533 Paseo De Las Estrellas, Redondo Beach, CA 90277

AND the **"Grantee"**

Maria Fernanda Talbot aka Fernanda Talbot, Trustee of the Maria Fernanda Talbot Trust created udt dated October 26, 2022

FOR VALUABLE CONSIDERATION of the sum of one dollar ($1.00) the receipt and sufficiency of which is hereby acknowledged, Grantor hereby remise, release and forever quitclaim to Grantee and Grantee's heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described real property (the **"Property"**), together with all hereditaments and appurtenances belonging thereto, located in the County of DAVIDSON, State of TENNESSEE, subject to any restrictions herein:

Legal Description: See Exhibit "A" attached hereto and made a part hereof.

Transfer to Present Owner's Revocable Trust who is the beneficiary of the Trust and is exempt under TCA 67-5-509(a)(3)(F).

The True and Actual Consideration Paid for this Transfer, Stated in the Terms of Dollars, is 1.00.

The address of such real estate is commonly known as 1802 Natchez Trace, Nashville, Tennessee 37212.

IN WITNESS WHEREOF, Grantor has executed this Quit Claim Deed on this 12 day of May, 2023 at Torrance, California

Grantor

Signature: _____

Print Name: Maria Fernanda Talbot aka Fernanda Talbot

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 LOS ANGELES)

On May 12, 2023, before me, Bill Ballas, Notary Public, personally appeared Maria Fernanda Talbot aka Fernanda Talbot, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.

BILL BALLAS
Notary Public - California
Los Angeles County
Commission # 2356781
My Comm. Expires May 9, 2025

Signature _____

[Seal]

Exhibit "A"

Legal Description

Land in Davidson County, Tennessee and Being Lot No. 5 and the Southerly 5 feet of Lot No. 6 on the Map of Rich's Re-Subdivision (of certain lots in Stokes and Marshall's Subdivision) recorded May 10, 1928, as of record at Plat Book 547, page 172 in the Registers Office of said Davidson County

Said Lot No. 5 and Southerly 5 feet of Lot No. 6 front together 55 feet on the Easterly side of 28th Avenue South or Compton Road (now known as Natchez Trace) and extends back between lines 151 feet, more or less, on the Northerly line and 151.6 feet on the Southerly line to a dead line (along the Westerly margin of an alley) and measures 55 feet thereon.

BEING part of the same property conveyed to Fernanda Talbot, an unmarried individual by Quit Claim Deed for Tennessee from Mikkol Investments, LLC dated December 9, 2021, of record in Instrument Number 20211209-0163482, Register's Office for Davidson County, Tennessee

PREVIOUSLY BEING part of the property conveyed to Mikkol Investments, LLC by Warranty Deed, dated September 14, 2021, of record in Instrument Number 20210916-0124817, Register's Office for Davidson County, Tennessee

This property known as 1802 Natchez Trace, Nashville, TN 37212