RECORDING REQUESTED BY: prepared by
Richard A. Grossman, Esq.
223 E Thousand Oaks Blvd #01
Thousand Oaks, CA 91360

AND WHEN RECORDED MAIL THIS DEED AND TAX STATEMENTS TO:

Haim Yanai, TTEE
PO Box 71867
Phoenix, AZ 85050

Karen Johnson Davidson County
Batch# 1014954 DEEDQC
06/14/2023 10 33 55 AM 3 pgs
Fees $17 00 Taxes $0 00

20230614-0045328

current source of title: 20061030 0133884
R.O.D.C

Tax/Parcel ID Number: 81-15-239 *Recorder's Use Only*

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on the 6th of June, 2023, between **Haim Z. Yanai**, whose address is 4015 E Desert Cove Avenue, Phoenix, AZ 85028 ("Grantor"), and **Haim Yanai, as trustee for the Haim Yanai Revocable Trust dated June 6, 2023**, whose address is 4015 E Desert Cove Avenue, Phoenix, AZ 85028 ("Grantee").

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Remises, Releases, AND FOREVER Quitclaims to Grantee, the property located in Davidson County, Tennessee legally described as:

Tract 1: LAND in Davidson County, Tennessee, being part of Lot No. 380, on the plan of D.T. McGavock's Addition, as shown on plat of record in Plat Book 21, Page 41, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Fronting 87 feet and 6 inches on the north side of Underwood Street in the City of Nashville and running back 110 feet to a dead line, it being the premises upon which a dwelling and store house, City No. 1610 Underwood Street, is located.

Being the same property conveyed to James L. Dunn and wife, Beulah D. Dunn, (a 1/2 Interest) and Willie J. Dunn, Jr., (a 1/2 Interest) by Deed from L.P. Matthews and C.F. Smith, dated April 20, 1971, of Record in Book 4496, Page 356 and by deed from John Thomas Phillips and Joe Dudley Phillips of record in Book 4216, page 837, Register's Office for Davidson County,

Tennessee. Beulah D. Dunn having since died, vesting sole ownership in James L. Dunn as surviving tenant by entirety.

Commonly known as: 1610 Underwood Street, Nashville, TN 37208

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantor grants all of the Grantor's rights, title and interest in and to all of the above-described property and premises to the Grantee, and to the Grantee's heirs and assigns forever in fee simple, so that neither Grantor not 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.

This transfer is exempt pursuant to T.C.A. §67-4-409(a)(3)(f).

IN WITNESS WHEREOF the Grantor has executed this deed on the 6th day of June, 2023.

Haim Yanai

SADAD HANNA HABBABA
NOTARY PUBLIC - ARIZONA
Maricopa County
Commission # 603254
My Commission Expires
June 15, 2025

NOTARY ACKNOWLEDGEMENT ON FOLLOWING PAGE

ACKNOWLEDGMENT

State of ARIZONA)
)ss.
County of Maricopa)

On June 6, 2023, before me, Sadad Hanna Habbaba, the undersigned Notary Public, personally appeared **HAIM YANAI**, 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 (s)he/they executed the same for the purposes therein stated.

I certify under PENALTY OF PERJURY under the laws of the State of ARIZONA that the foregoing paragraph is true and correct. AZDL.

WITNESS my hand and official seal.



