Karen Johnson Davidson County
Batch# 1015512 DEEDQC
06/15/2023 10:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230615-0045700

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Parcel ID:
2118 Elliot Ave, LLC 21031 Ventura Blvd, #550 Woodland Hills, CA 91364	New Owner	105-14-0O-004.00 CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **SPARKOPHONE, INC., A CALIFORNIA CORPORATION**, by these presents does hereby quitclaim and convey unto **2118 ELLIOT AVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, its successors and assigns, all their rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. 4, on the Horizontal Property Regime with Private Elements for Elliott Avenue Townhomes, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160516-0048883 and amended in Instrument No. 20180808-0078146, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to NICOLE G. BIRD and MICHAEL J. BIRD, WIFE AND HUSBAND, by deed from EUGENE H. NELSON, of record in Instrument No. 20190109-0002183, dated January 3, 2019, said Register's Office.

Michael J. Bird and Michael Bird being one and the same.

Being the same property conveyed to Sparkophone, Inc., a California Corporation by Warranty Deed from Nicole G. Bird and Michael J. Bird, wife and husband, of record in Instrument No. 20220213-0016599, Register's Office for Davidson County, Tennessee, dated February 7, 2020 and recorded on February 13, 2020.

Being also known as 2118 Elliott Avenue, Unit 8, Nashville, Tennessee 37204.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
15 day of June 2023.

Affiant

My commission expires: 03/09/2027
(Affix Seal)

Notary Public

JENNIFER HIGGINS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 15 day of June 2023.

Sparkophone, Inc.
a California Corporation

By: _____

Ilsey A. Juber, President and Chairman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ilsey A. Juber, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themself to be the President and Chairman of Sparkophone, Inc., a California Corporation and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 15 day of June 2023.

_____
Notary Public

My Commission Expires: 3/9/2027

JENNIFER HIGGINS
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 June 15, 2023 (date of document).

Affiant Signature

June 15, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 15th day of June, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023