THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 23-4170
Parcel ID. 104-12-0-110.00

Property Address:
2007 20th Avenue South, Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1030223 DEEDWARR
07/25/2023 09 43 28 AM 14 pgs
Fees $73 00 Taxes $2,442 00

20230725-0057156

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Dipak V Patel
111 Devan Kishan Way
Mt Juliet, TN 37122

Name and Address of New Owner:
Dipak V Patel
111 Devan Kishan Way
Mt Juliet TN 37122

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **DIANE BOYER, ADMINISTRATRIX and SOLE HEIR-AT-LAW of ESTATE OF ROBERT E. PATCHIN, JR., NANCY LOU FELKNER, ADMINISTRATRIX and HEIR-AT-LAW of ESTATE OF LINDA MAE. MARINI, JANET LEE MARINI, and JOHN KENNETH MARINI, as HEIRS-AT-LAW OF ESTATE OF LINDA MAE. MARINI**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **DIPAK V. PATEL, a married man,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 9 on the Plan of Calhoun Subdivision, as of record in Book No. 161, page 156, Register's Office for said County.

SAID Lot No. 9 fronts 50 feet on the westerly wide of 20th Avenue South (formerly Courtney Avenue) and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to ROBERT E. PATCHIN, JR. AND WIFE LINDA M. MARINI by Deed dated July 30, 1993 from EVELYN C. MCGAHA, unmarried, recorded August 4, 1993, in Book 9035, Page 873, in the Official Records of Davidson County, Tennessee. LINDA MAE MARINI, died September 21, 2022, pursuant to Probate Case No. 22P2027, Seventh Circuit Court of Davidson County, Tennessee and to Affidavit of Heirship of record in Instrument No. 20230725-0057154 Register's Office of Davidson County, Tennessee, her 50% interest vested to her heirs-at-law, Nancy Lou Felkner, Jane Lee Marini and John Kenneth Marini. Robert E. Patchin, Jr. died September 21, 2022 and pursuant to Probate Case No. 22P2102, Seventh Circuit Court of Davidson County, Tennessee and Affidavit of Heirship of record in Instrument No. 20230725-0057155, in the Register's Office for Davidson County, Tennessee his 50% interest in said property vested to Diane Boyer as his sole heir-at-law.

See attached Exhibit "A" for Non-Judicial Settlement Agreement.

This is improved property known as, 2007 20th Avenue South, Nashville, TN 37212.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2023 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 161, page 156, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, We have hereunto set our signatures, this 20th day of July, 2023.

ESTATE OF ROBERT E. PATCHIN, JR.
By: Diane Boyer
DIANE BOYER, ADMINISTRATRIX, AND SOLE HEIR-AT-LAW, ESTATE OF ROBERT E. PATCHIN, JR.

ESTATE OF LINDA M. MARINI
By: _____
NANCY LOU FELKNER, ADMINISTRATRIX AND HEIR-AT-LAW ESTATE OF LINDA MAE MARINI

_____
JANET LEE MARINI, HEIR-AT-LAW, ESTATE OF LINDA MAE MARINI, BY NANCY LOU FELKNER HER ATTORNEY IN FACT, of record in Instrument No._____, R.O.D.C, TN.

_____
JOHN KENNETH MARINI, HEIR-AT-LAW, ESTATE OF LINDA MAE MARINI BY NANCY LOU FELKNER, HIS ATTORNEY IN FACT, of record in Instrument No._____, R.O.D.C, TN.

STATE OF OHIO
COUNTY OF LICKING

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **DIANE BOYER,** with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that she, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 20th day of July, 2023.

_____
Notary Public
My Commission Expires: 12-12-2023

BRANDON J CAMPBELL - NOTARY PUBLIC
MY COMMISSION EXPIRES 12/12/2023
STATE OF OHIO

STATE OF OHIO
COUNTY OF LICKING

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **DIANE BOYER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the **ADMINISTRATRIX** of the **ESTATE OF ROBERT E. PATCHIN, JR.,** the within name bargainer, and that she as such **ADMINISTRATRIX** , being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate, as **ADMINISTRATRIX** , respectively.

WITNESS my hand and official seal this 20th day of July, 2023.

_____
Notary Public
My Commission Expires: 12-12-2023

BRANDON J CAMPBELL - NOTARY PUBLIC
MY COMMISSION EXPIRES 12/12/2023
STATE OF OHIO

1. 2023 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 161, page 156, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, We have hereunto set our signatures, this 20th day of July, 2023.

ESTATE OF ROBERT E. PATCHIN, JR.
By: _____
DIANE BOYER, ADMINISTRATRIX, AND SOLE HEIR-AT-LAW, ESTATE OF ROBERT E. PATCHIN, JR.

ESTATE OF LINDA M. MARINI
By: _____
NANCY LOU FELKNER, ADMINISTRATRIX AND HEIR-AT-LAW ESTATE OF LINDA MAE MARINI

JANET LEE MARINI, HEIR-AT-LAW, ESTATE OF LINDA MAE MARINI, BY NANCY LOU FELKNER HER ATTORNEY IN FACT, of record in Instrument No. 20230725-0057153 R.O.D.C, TN.

JOHN KENNETH MARINI, HEIR-AT-LAW, ESTATE OF LINDA MAE MARINI BY NANCY LOU FELKNER, HIS ATTORNEY IN FACT, of record in Instrument No. 20230725-0057153 R.O.D.C, TN.

STATE OF _____
COUNTY OF _____

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **DIANE BOYER,** with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that she, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this _____ day of July, 2023.

_____
Notary Public
My Commission Expires:

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **DIANE BOYER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the **ADMINISTRATRIX** of the **ESTATE OF ROBERT E. PATCHIN, JR.,** the within name bargainer, and that she as such **ADMINISTRATRIX** , being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate, as **ADMINISTRATRIX** , respectively.

WITNESS my hand and official seal this _____ day of July, 2023.

_____
Notary Public
My Commission Expires:

STATE OF CALIFORNIA
COUNTY OF ORANGE

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **NANCY LOU FELKNER,** with ~~whom I am personally acquainted (or~~ upon sufficient evidence provided) and who acknowledged that she, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 20th day of July, 2023.

VIORICA MARCU
COMM. # 2410077
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES AUG. 4, 2026

Viorica Marcu
Notary Public
My Commission Expires: 08/04/2026

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **NANCY LOU FELKNER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the **ADMINISTRATRIX** of the **ESTATE OF LINDA MAE MARINI,** the within name bargainer, and that she as such **ADMINISTRATRIX** , being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate, as **ADMINISTRATRIX** , respectively.

WITNESS my hand and official seal this _____ day of July, 2023.

_____
Notary Public
My Commission Expires:
_____

STATE OF _____
COUNTY OF _____

ON THIS _____ day of July, 2023, before me personally appeared **NANCY LOU FELKNER,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **JANET LEE MARINI,** and who acknowledged that she executed the same as the free act and deed of **JANET LEE MARINI** .

WITNESS my hand and official seal, this _____ day of July, 2023.

My Commission Expires:
_____

_____
Notary Public

STATE OF _____
COUNTY OF _____

ON THIS _____ day of July, 2023, before me personally appeared **NANCY LOU FELKNER,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **JOHN KENNETH MARINI,** and who acknowledged that she executed the same as the free act and deed of **JOHN KENNETH MARINI** .

WITNESS my hand and official seal, this _____ day of July, 2023.

My Commission Expires:
_____

_____
Notary Public

See Attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 Orange)

On July 20, 2023 *Date* before me, Viorica Marcu a Notary Public *Here Insert Name and Title of the Officer*,

personally appeared Nancy Lou Felkner *Name(s) of Signer(s)*,

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.

VIORICA MARCU
COMM. # 2410077
NOTARY PUBLIC · CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES AUG. 4, 2026

Signature _____ *Signature of Notary Public*

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: July 20, 2023 Number of Pages: 6
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Nancy Lou Felkner	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☒ Other: Administratrix	☐ Other:
Signer Is Representing: Estate of Linda Mae Marini	Signer Is Representing:

©2015 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 Orange)

On July 20, 2023 *Date* before me, Viorica Marcu a Notary Public *Here Insert Name and Title of the Officer*,

personally appeared Nancy Lou Felkner *Name(s) of Signer(s)*,

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 _____ *Signature of Notary Public*

VIORICA MARCU
COMM. # 2410077
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES AUG. 4, 2026

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: July 20, 2023 Number of Pages: 6
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Nancy Lou Felkner	Signer's Name: Nancy Lou Felkner
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☒ Attorney in Fact	☐ Individual ☒ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☒ Other: Heir at Law	☒ Other: Heir at Law
Signer Is Representing: Janet Lee Marini Estate of Linda Mae Marini	Signer Is Representing: John Kenneth Marini Estate of Linda Mae Marini

©2015 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $660,000.00.

Affiant

SWORN TO and subscribed before me on this 24 day of July, 2023.

Notary Public

2-1-27

My Commission Expires

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

"Exhibit A"

NON-JUDICIAL SETTLEMENT AGREEMENT
ESTATE OF ROBERT E. PATCHIN, JR.
ESTATE OF LINDA MAE MARINI

This Non-Judicial Settlement Agreement is entered into by and between, **Diane Boyer, Adminstratrix and sole heir-at-law, Estate of Robert E. Patchin, Jr.; Janet Lee Marini, heir-at-law, Estate of Linda Mae Marini; John Kenneth Marini, heir-at-law, Estate of Linda Mae Marini; and Nancy Lou Felkner, Administratrix and heir-at-law, Estate of Linda Mae Marini**, each individually and on behalf of their minor and/or unborn issue, as heirs-at-law or beneficiaries (hereinafter the "Beneficiaries") of the Estates of Robert E Patchin, Jr , and of Linda Mae Marini (the "Estates")

RECITALS

WHEREAS, Linda Mae Marini died on September 21, 2022.

WHEREAS, Robert E Patchin, Jr , died shortly after on September 21, 2022

WHEREAS, the Decedents each left a valid Last Will and Testament,

WHEREAS, on October 28, 2022, Nancy Lou Felkner filed a Petition for Letters of Administration in the Estate of Linda Mae Marini

WHEREAS, Nancy Lou Felkner was appointed Adminstratrix of the Estate of the Linda Mae Marini, under docket number 22P2027, Seventh Circuit Court for Davidson County, Tennessee at Nashville, Probate Division

WHEREAS, Diane Boyer filed a Petition for Appointment of Adminstratrix in the Estate of Robert E Patchin, Jr., and was subsequently appointed Adminstratrix of the estate under docket number 22P2102, Seventh Circuit Court for Davidson County, Tennessee at Nashville, Probate Division.

WHEREAS, the Decedents' Last Wills and Testaments did not provide direction for the distribution of their assets,

WHEREAS, by virtue of intestacy, the decedents' heirs-at-law are each entitled to a share of their net estates;

WHEREAS, as a surviving spouse, the second to pass decedent, or their heirs, could be entitled to a share of the assets from the predeceased spouse's estate;

WHEREAS, the parties wish to provide for the prompt and equitable division and distribution of assets from each estate, without the necessity of filing any additional motions or petitions;

WHEREAS, the parties also wish to eliminate the possibility of any claim of property rights between one estate, or its heirs, and the other estate,

WHEREAS, the parties wish to formalize this agreement in order to ensure a smooth transition of the estate property, and to make certain that filing of additional petitions in the probate Estates is not necessary for transfer of these assets,

WHEREAS, the parties believe that a court could and would approve all of the actions taken hereunder, that all such actions are in the best interests of beneficiaries of the Estates, and that the actions taken hereunder are not inconsistent with the rights available to the parties under the applicable law,

NOW, THEREFORE, in consideration of the mutual promises and conditions stated herein, the parties wish to address all matters necessary to effectuate the aforementioned transfer in a binding non-judicial settlement agreement without the expense of a court proceeding as evidenced by their signatures below:

AGREEMENT

1. Incorporation of Recitals The foregoing Recitals are incorporated herein by reference as if fully set forth herein.

2 Distribution of Personal Property The parties agree that Diane Boyer will receive all of the interest in the personal property items formerly owned by Robert E Patchin, Jr , and the Estate of Linda Mae Marini shall receive no share of or offset for the distribution of those assets Likewise, the parties agree that Janet Lee Marini, John Kenneth Marini, and Nancy Lou Felkner, equally, will receive all of the interest in the personal property items formerly owned by Linda Mae Marini, and the Estate of Robert E. Patchin, Jr shall receive no share of or offset for the distribution of those assets.

In the event there is disagreement as to which decedent owned a specific personal property item prior to their passing, the parties will make a good faith effort to resolve the issue and make a fair distribution of the asset. If no such distribution can be made fairly, then the asset shall be sold in a reasonable manner and the proceeds divided equally between the two Estates

3. Distribution of Remaining Assets: The parties agree that each Estate shall receive an equal one -half (1/2) share of any jointly held assets owned by the Decedents prior to their passing, regardless of the circumstances or timing of their passings. This includes specifically, but not limited to, any real estate, bank deposit, or investment accounts, held by the parties as joint owners or as tenants by the entirety

4 The parties agree to execute all required documents necessary to transfer said assets covered herein, without the need for filing additional petitions or motions in the probate estates, if possible. The parties further agree to hold harmless any asset holder for distributing the assets described herein in the manner which is specified under this agreement

5. The parties further agree that they will each, individually and, if applicable, in the capacity as administrator of their respective estate, they will relinquish any additional right or claim, beyond the shares described above that, to the property owned by the other Estate, again regardless of the circumstances or timing of their passings.

6 Asset Transfer Fees and Expenses: The parties agree that the Estates will evenly split any expenses incurred in effectuating the terms described herein and necessary to the division of assets, but not to include expenses strictly related to the administration of the separate Estates, e g attorney's fees and court costs.

7. Acknowledgment The parties stipulate that (i) all beneficiaries and interested persons have consented to the actions contemplated herein; (ii) their interests have been adequately protected, (iii) any minor, incapacitated, or unborn individuals are properly represented by the parties to this Agreement in accordance with the virtual representative statute of Tennessee, (iv) this Agreement includes terms and conditions that could be properly approved by the Court; (v) and all such actions are in the best interests of the beneficiaries of the Estates

8 Acknowledgment of Legal Effect and Right to Counsel Each party acknowledges he or she has been advised (i) this Agreement is a legal document, (ii) each party is entitled to have this Agreement reviewed by an attorney independently advising or representing each party; (iii) that each party is entitled to have this Agreement reviewed by a tax advisor regarding the potential tax consequences of entering into this Agreement, AND, each party has (a) obtained independent legal advice and counsel regarding this Agreement from an attorney of his or her own choosing or has voluntarily chosen to read, sign, make and enter into this Agreement without a review, advice and/or counsel of an attorney, and (b) has obtained independent tax advice and counsel regarding this Agreement from a tax advisor of his or her own choosing or has voluntarily chosen to read, sign, make and enter into this Agreement without a review, advice and/or counsel of any tax advisor

9. Acknowledgment of Applicable Law and Noninducement. Each party acknowledges and agrees that the representations, agreements, acknowledgments, actions and waivers made and described in this Agreement are granted or made in accordance with applicable state law and were not induced or influenced by any illegal or improper act, conduct or misrepresentation of or by any of the Parties

10. Governing Law This Agreement shall be governed by the laws of the State of Tennessee

IN WITNESS WHEREOF, the parties or their duly authorized representatives have executed this Non-Judicial Settlement Agreement in counterparts, each of which shall be an original and all of which together shall constitute one agreement as of the date signed by all of the parties hereto, and the parties agree that facsimile copies, imaged copies, scanned copies, and/or electronic versions shall have the same legal effect as originals.

Dated. _____

_____

Diane Boyer, Administratrix and sole heir-at-law, Estate of Robert E. Patchin, Jr.

SHALAN BERGESON
Notary Public, State of Ohio
My Commission Expires
FEBRUARY 27, 2024

STATE OF Ohio)

COUNTY OF Licking)

On this 24th day of February, 2023 before me personally appeared **Diane Boyer, Administratrix and sole heir-at-law of the Estate of Robert E. Patchin, Jr.**, and she executed the foregoing *Non-Judicial Settlement Agreement* and acknowledged it to be her free act and deed.

_____
Notary Public

My Commission Expires:

_____

Dated: 2-17-2023

Janet Lee Marini

Janet Lee Marini, heir-at-law, Estate of Linda Mae Marini

STATE OF Florida)

COUNTY OF Volusia)

On this 17 day of Feb, 2023 before me personally appeared **Janet Lee Marini, heir-at-law, Estate of Linda Mae Marini**, and she executed the foregoing *Non-Judicial Settlement Agreement* and acknowledged it to be her free act and deed.

Bria Hinson

Notary Public

My Commission Expires.

01/24/2026

BRIA HINSON
Notary Public
State of Florida
Comm# HH220312
Expires 1/24/2026

Dated: 2.27.23

John Kenneth Marini, heir-at-law, Estate of Linda Mae Marini

STATE OF Ohio)

COUNTY OF Jefferson)

On this 27 day of February, 2023 before me personally appeared **John Kenneth Marini, heir-at-law, Estate of Linda Mae Marini,** and he executed the foregoing *Non-Judicial Settlement Agreement* and acknowledged it to be his free act and deed.

Notary Public

My Commission Expires.

4/3/2023

BROOKE CARROLL
Notary Public, State of Ohio
My Comm Expires 04/03/2023
Recorded in Jefferson County

Dated 12/17/2023

Nancy Lou Felkner, Administratrix and heir-at-law, Estate of Linda Mae Marini

STATE OF California)

COUNTY OF Orange)

On this 17th day of 2023, February 2023 before me personally appeared Nancy Lou Felkner, Administratrix and heir-at-law, Estate of Linda Mae Marini, and she executed the foregoing *Non-Judicial Settlement Agreement* and acknowledged it to be her free act and deed

Myung Sim

Notary Public

My Commission Expires

Nov 05, 2024

MYUNG SIM
COMM. # 2336920
ORANGE County
California - Notary Public
Comm. Exp. Nov. 5, 2024