RECORD AND RETURN TO:
Hunter, Hayes, Hinton & Lux, PLLC
1104 Fatherland St.
Nashville, TN 37206

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00. Jamecka Jones AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF JULY, 2023. August 4 NOTARY PUBLIC My commission expires: 10/10/26

Karen Johnson Davidson County
Batch# 1044107 DEEDQC
08/29/2023 03:28:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230829-0067776

THIS INSTRUMENT PREPARED BY:
Hunter, Hayes, Hinton & Lux, PLLC, 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Lavia, *et ux.* 3160 Glen Ln. Roseville, CA 95747	Same as New Owner	082-09-0B-002.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Lavia Investments, LLC, a California limited liability company,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Michael Lavia and Virginia Lavia, husband and wife,** their heirs, successors and assigns, all their right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

See "EXHIBIT A" Attached Hereto

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 2, on the Plan of FINAL PLAT, SECOND REVISION, RESUBDIVISION OF LOTS 63 & 64, D.T. MCGAVOCK'S FIRST ADDITION, of record in Plat at Instrument No. 20020607-0069364, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lavia Investments, LLC, a California limited liability company, by Quitclaim Deed from Michael Lavia and Virginia Lavia, husband and wife, dated January 13, 2021, recorded January 21, 2021, and appearing of record at Instrument No. 20210121-0009188, Register's Office for Davidson County, Tennessee.

LAVIA INVESTMENTS, LLC

By: Michael Lavia, member

By: Virginia Lavia, member

ATTACH CALIFORNIA NOTARY ACKNOWLEDGEMENT

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 Placer)

On August 22nd, 2023 before me, Laura Lane, Notary Public
(insert name and title of the officer)

personally appeared Michael Lavia, Virginia Lavia,
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 Laura Lane (Seal)

LAURA LANE
Notary Public - California
Placer County
Commission # 2306561
My Comm. Expires Sep 24, 2023

Certificate of Authenticity

I, Leslie G. Hayes, 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 8/22/2023.

Date

Affiant Signature

8/29/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of August, 20 23.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My Commission Expires: _____
Date

Notary's Seal (if on paper)