Karen Johnson Davidson County
Batch# 1045607 DEEDQC
09/01/2023 01:18:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230901-0068899

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
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:	Map & Parcel:
V&C Hyve 212 LLC 15534 Sandhurst Street Fontana, CA 92336	New owner	093-14-0A-208.00 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, **Jose Angel Vazquez, Jr., a married man*, and Byron Clark, a married man***, by these presents do hereby quitclaim and convey unto, **V&C Hyve 212 LLC**, **a Delaware limited liability company**, its successors, representatives, and assigns, their rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

A certain Unit located in Davidson County, Tennessee, being known and designated as Unit No. 212 established pursuant to the Condominium Declaration for Hyve, of record in Instrument Number 20230424-0030022, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "E" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jose Angel Vazquez, Jr., a married man, and Byron Clark, a married man by Special Warranty Deed from 629 Seventh LP, a Tennessee limited partnership, of record in Instrument No. 20230814-0063004, dated August 1, 2023 and recorded onAugust 14, 2023 in the Register's Office for Davidson County, Tennessee.

Being also known as 635 7th Avenue South, Unit 212, Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 1 day of September, 2023.

Affiant

My commission expires: 7-7-25
(Affix Seal)

Notary Public

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 31 day of August, 2023.

Jose Angel Vazquez

STATE OF CALIFORNIA
COUNTY OF Sacramento

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Jose Angel Vazquez**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31 day of August, 2023.

CA Notary Attached

Notary Public

My Commission Expires: 10-08-24

Quitclaim Deed

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 Sacramento)

On August 31st 2023 before me, Megan Ann Lea, Notary Public
(Insert name and title of the officer)

personally appeared Jose Angel Vazquez,
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.

MEGAN ANN LEA
COMM. # 2335016
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
COMM. EXPIRES OCT. 8, 2024

Signature _____ (Seal)

Byron Clark

STATE OF CALIFORNIA
COUNTY OF San Bernardino

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Byron Clark**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31 day of August, 2023.

Notary Public

My Commission Expires: Jan 16, 2025

STEVEN SANCHEZ
Notary Public - California
San Bernardino County
Commission # 2341591
My Comm. Expires Jan 16, 2025

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 September 1, 2023 (date of document).

Affiant Signature

September 1, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 1st day of September, 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