This instrument prepared by:
Alvin L. Harris
3923 Skyline Drive
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1045823 DEEDQC
09/05/2023 10:20:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20230905-0069211

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Nos.
		Map 104 Parcels 11-0-207.00, 12-0-060.00 and 12-0-061.00
Homes at Fairfax & Calhoun Owners Association, Inc. c/o Matt Dickstein 205 Imperio Avenue Fremont, CA 94539	Same	(Common Elements)

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, 2111 Fairfax Ave, LLC, a Tennessee limited liability company and the within-named bargainor (hereinafter referred to as "Grantor"), does hereby quitclaim, transfer and convey unto Homes at Fairfax & Calhoun Owners Association, Inc., a Tennessee non-profit corporation (hereinafter referred to as "Grantee"), and to the said Grantee's heirs, successors, and assigns, all of Grantor's right, title and interest in certain real estate in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being all common area, open space and similarly designated property depicted on Exhibit A-1 to the Declaration of Covenants, Conditions and Restrictions for Homes at Fairfax & Calhoun recorded as Instrument Number 20230828-0066911 with the Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to 2111 Fairfax Ave, LLC by deeds recorded as Instrument Numbers 20220103-0000271 and 20220111-0003648 in the Register's Office for Davidson County, Tennessee.

2111 FAIRFAX AVE, LLC,
a Tennessee limited liability company

By: Magnolia Tree Investments, Inc.
a California corporation

Its: Manager

By: _____
Matt Dickstein, Corporate Secretary

STATE OF CALIFORNIA)
COUNTY OF Alameda)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Matt Dickstein, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Corporate Secretary of Magnolia Tree Investments, Inc., a California corporation which is the Manager of 2111 Fairfax Ave, LLC, a Tennessee limited liability company and the within-named bargainor, and further acknowledged that he is authorized to execute this instrument as Corporate Secretary of Magnolia Tree Investments, Inc. acting as Manager of 2111 Fairfax Ave, LLC.

Sworn to and subscribed before me this 30th day of August, 2023.

_____
Notary Public
My commission expires: April 15, 2024

PLEASE SEE
NOTARY ATTACHMENT

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 Alameda)

On 30th Aug. 2023 before me, Ami M. Pandit, notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Matthew Dickstein
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.

AMI M. PANDIT
COMM. #2325000
NOTARY PUBLIC - CALIFORNIA
SAN MATEO COUNTY
My Comm. Exp. April 15, 2024

Signature Amandit
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: Quitclaim Deed Document Date: _____
Number of Pages: two Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

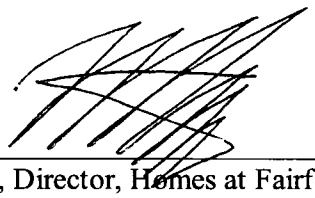
Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

©2014 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907

AFFIDAVIT OF CONSIDERATION

The actual consideration for this transfer of property is One Dollar ($1.00) and no other monetary consideration.



Matt Dickstein, Director, Homes at Fairfax & Calhoun Owners Association, Inc.

STATE OF CA)
COUNTY OF Alameda)

Personally appeared before me, the undersigned, a Notary Public, Matt Dickstein, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is a member of the Board of Directors of Homes at Fairfax & Calhoun Owners Association, Inc., a Tennessee nonprofit corporation, and is authorized to execute this instrument on behalf of Homes at Fairfax & Calhoun Owners Association, Inc. as a member of its Board of Directors.

WITNESS my hand, at office this 30 day of August, 2023.

Anpandit
Notary Public
My Commission Expires: April 15, 2024

PLEASE SEE
NOTARY ATTACHMENT

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 Alameda)

On 30th Aug. 2023 before me, Ami M. Pandit, notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Matthew Dickstein
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.

AMI M. PANDIT
COMM. #2325000
NOTARY PUBLIC - CALIFORNIA
SAN MATEO COUNTY
My Comm. Exp. April 15, 2024

Signature Amandit
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: Affidavit of Consideration Document Date: _____
Number of Pages: One Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

©2014 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907

Certificate of Authenticity

I, Kathryn Harris, 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 August 30, 2023.

Date

Kathy Harris

Affiant Signature

9-5-2023

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 5 day of SEPTEMBER, 2023.

Tyler Henry

Notary's Signature

My Commission Expires May 3, 2027

My Commission Expires: _____

Date

Notary's Seal (if on paper)

