Karen Johnson Davidson County
Batch# 1052340 DEEDQC
09/20/2023 02:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230920-0074078

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Jeffrey Mobley, Affiant Subscribed and sworn to before me, this 8th day of August, 2023. Lindsay Hamada Notary Public My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
412 Garfield Trust 10008 Toby Road San Ramon, CA 94583	SAME	Map 082 05 06 Parcel 007.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in 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 are hereby acknowledged, **Austin M. Hooper,** hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to

certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Lillian I. Hooper and Jeffrey Mobley, Trustees of the 412 Garfield Trust dated August 9, 2023**, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 9th day of August, 2023.

Austin Hooper

Austin M. Hooper

STATE OF NEVADA)
COUNTY OF CLARK)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Austin M. Hooper, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 9th day of August, 2023.

My Commission Expires: 01-12-27

Notary Public

EBUKA IKEH
Notary Public-State of Nevada
Appointment No. 23-3690-01
My Appointment Expires 01-12-2027

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 7 on the plan of The Brownstones at 5 & G, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of The Brownstones at 5 & G, a Horizontal Property Regime with Private Elements of record in Instrument No. 20110729-0058214, amended in Instrument No. 20121106-0102552, Register's Office for Davidson County, Tennessee, to which plan reference is made fix a more complete and accurate description thereof.

Being the same property conveyed to Austin Manuel Hooper by deed from Matthew Ryan Yriart, of record as Instrument No. 20220509-0052765, Register's Office for Davidson County, Tennessee.

Austin M. Hooper and Austin Manuel Hooper are one and the same person.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines. conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Current year's State and County taxes, which have been assumed by the Grantees.

Declaration of Covenants, Conditions, Liens. Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20110729-0058214, said Register's Office.

Restrictive Covenants for Storm water Facilities and Systems contained in instrument of record in Instrument No. 20120207-0010885, said Register's Office.

Right-of-Way Easement of record in Book 8397, page 963, said Register's Office.

Matters shown on the Plan of record in Plat Book 21, page 7, said Register's Office.

This is improved property known as 412 Garfield Street, Nashville, Tennessee 37208.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 9, 2023.

September 20, 2023
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 20th day of September, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024