Karen Johnson Davidson County
Batch# 1053924 DEEDQC
09/26/2023 08:22:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230926-0075346

This Instrument prepared by and after recording return to:

B. Knight Lancaster, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, TN 37219

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Number:	Send Tax Bills To:
Old Town Ventura Properties, LLC 3046 Trotters Ln Franklin, Tennessee 37067	186030A152.00	Same as New Owner

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by Grantee (defined below), Old Town Ventura Properties, LLC, a California limited liability company (the "Grantor"), hereby quitclaims and conveys unto Old Town Ventura Properties, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to the property in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto, together with all improvements thereto and all appurtenances, privileges, and easements benefitting the same (collectively, the "Property").

The Property is a portion of the property currently municipally known as 503 Ivor Street, Nolensville, TN 37135.

Wherever used, the singular number shall include the plural and the plural the singular, and the use of any gender shall be applicable to all genders.

EFFECTIVE this 15 day of Sept, 2023.

[Signature pages follow]

[Signature pages to Quitclaim Deed]

OLD TOWN VENTURA PROPERTIES, LLC:

Old Town Ventura Properties, LLC
a **California limited liability company**

By: _____
David Carroll, Authorized Representative

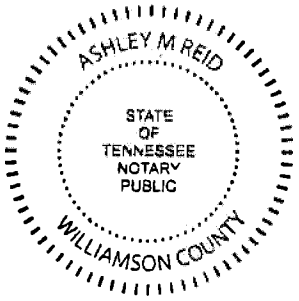
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared David Carroll, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Representative of Old Town Ventura Properties, LLC, a California limited liability company, and that he as such Authorized Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal at office in Nolensville, this 15 day of September, 2023.

Ashley M Reid
Notary Public

My Commission Expires: 11/24/25



[Affidavit to Quitclaim Deed]

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me,
This 18 day of September, 2023.

NOTARY PUBLIC

My Commission Expires: 11/24/25

ASHLEY M REID
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Property Description

Being the following real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of Final Plat, Burkitt Commons, Phase I of record in Plat at Instrument No. 20180119-0006002, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Old Town Ventura Properties, LLC, a California limited liability company, by deed from Emily Leone Gause, an unmarried woman and Philip Thomas Gause, a married man, of record in Instrument 20210818-0111563, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Knight Lancaster, do hereby make oath that I am a licensed attorney (Tennessee Bar #037576) 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 15, 2023 (date of document).

Affiant Signature

9/22/2023
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22nd day of Sept., 2023.

M. Catherine Clearwaters
Notary's Signature

My Commission Expires: 1-6-25.

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY