Karen Johnson Davidson County
Batch# 1061168 DEEDQC
10/17/2023 11 26:09 AM 7 pgs
Fees $37 00 Taxes $0 00
20231017-0081393

RECORDING REQUESTED BY:
Matthew Patrick Flynn
CEO, Salerno Investments, LLC

(Above reserved for official use only)

INSTRUMENT PREPARED BY:
Matthew Patrick Flynn
6101 Owensmouth Ave., #119
Woodland Hills, Ca. 91367

SEND TAX STATEMENTS TO:
Matthew Flynn
6101 Owensmouth Ave., #119
Woodland Hills, Ca. 91367

RETURN DEED TO:
Matthew Patrick Flynn
6101 Owensmouth Ave., #119
Woodland Hills, Ca. 91367

Tax Parcel ID/APN # 05900004200
Prior Instrument Reference: of the Recorder of Davidson County, Tennessee

QUIT CLAIM DEED FOR TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS DEED is made this day of **September 18, 2023** by and between the "**Grantors,**"

Salerno Investments LLC, a business, having a mailing address at 2120 Carey Ave. Cheyenne, WY. 82001 and represented by its authorized Wyoming agent, Jeremy Bouchard.

AND the "**Grantee,**"

Matthew Patrick Flynn, a married individual residing at 5115 Buena Vista Pike, Nashville, Tennessee 37218

Lucia Apicella Flynn, a married individual residing at 5115 Buena Vista Pike, Nashville, Tennessee 37218

FOR VALUABLE CONSIDERATION of the sum of one dollar ($1.00), the receipt and sufficiency of which is hereby acknowledged, Grantors hereby quitclaim to Grantee and Grantee's heirs and assigns forever, all of Grantors' rights, titles, interests, and claims in or to the following described real estate (the "**Property**"), together with all hereditaments and appurtenances belonging thereto, located in Davidson County, Tennessee, subject to any restrictions herein:

Property Address: **5115 Buena Vista Pike, Nashville, Tennessee 37218**

Legal description: **W SIDE BUENA VISTA PK & N OF KINGS LANE**

Legal Reference/Current Deviation Clause: ~~20220923-0105928~~
20230206-0008609

Vesting Information / Property Interest: Joint tenancy with rights of survivorship, not as tenants in common.

[SIGNATURE PAGE FOLLOWS]

Signatures

Grantors signed, sealed, and delivered this quit claim deed to Grantee on September 18, 2023.

Grantor (or authorized agent)

x/_____

Print Name: MATTHEW PATRICK FLYNN

Acknowledgment:
I, **MATTHEW PATRICK FLYNN** (CEO of Salerno Investments LLC) residing at 5115 Buena Vista Pike, Nashville, Tennessee 37218 acknowledging receipt of sufficient consideration, hereby waive and release all LLC rights, title, and interest, if any, in the above Property unto Grantee(s).

x/_____

Grantor (or authorized agent)

x/_____

Print Name: LUCIA FLYNN

Acknowledgment:
I, **LUCIA FLYNN** (Salerno Investments LLC, Member), residing at 5115 Buena Vista Pike, Nashville, Tennessee 37218 acknowledging receipt of sufficient consideration, hereby waive and release all LLC rights, title, and interest, if any, in the above Property unto Grantee(s).

x/_____

Grantor (or authorized agent)

x/_____

Print Name: JAMES THOMAS FLYNN

Acknowledgment:
I, **JAMES THOMAS FLYNN** (Salerno Investments LLC, Member), acknowledging receipt of sufficient consideration, hereby waive and release all LLC rights, title, and interest, if any, in the above Property unto Grantee(s).

x/_____

NOTARY 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 LOS ANGELES

On 10/1/2023 before me, Nick Raigoza, Notary Public, personally appeared **Matthew Patrick Flynn and Matthew Patrick Flynn's spouse Lucia Flynn**, 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 _____ (Seal)

NICK RAIGOZA
Notary Public - California
Ventura County
Commission # 2366577
My Comm. Expires Jul 20, 2025

NOTARY 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 LOS ANGELES

On 10/1/2023 before me, Nick Raigoza, Notary Public, personally appeared **James Thomas Flynn**, 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 _____ (Seal)

NICK RAIGOZA
Notary Public - California
Ventura County
Commission # 2366577
My Comm. Expires Jul 20, 2025

GRANTEES

x/_____
Matthew Patrick Flynn

x/_____
Lucia A. Flynn

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 1 (ONE AND 00/100 USD)

Affiant

Subscribed and sworn before me, this 1st day of October, 2023

Notary

NICK RAIGOZA
Notary Public - California
Ventura County
Commission # 2366577
My Comm. Expires Jul 20, 2025

JURAT

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 Los Angeles

Subscribed and sworn to (or affirmed) before me on
this 1st day of October, 20 23,
by Matthew Patrick Flynn

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____

NICK RAIGOZA
Notary Public - California
Ventura County
Commission # 2366577
My Comm. Expires Jul 20, 2025

(Seal)