Karen Johnson Davidson County
Batch# 1062661 DEEDQC
10/19/2023 10:36 01 AM 3 pgs
Fees. $17 00 Taxes. $0 00
20231019-0081980

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in preparation of this Quitclaim Deed.*	STATE OF TENNE COUNTY OF DAV The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 18th day of October, 2023. Notary Public My Commission Expires:

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner: Green Gate, LLC 3130 Wilshire Blvd., Ste 600 Santa Monica, CA 90403	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 130-08-0-122.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Lisa Marie Erspamer, as Trustee of the Lisa Marie Erspamer Revocable Trust** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Green Gate, LLC, a Tennessee Limited Liability Company**, its heirs and assigns, all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13, on the Plan of Section One of Westhaven of record in Plat Book 1130, Page 7, in the Register's Office, Davidson County, Tennessee.

Said Lot No. 13, which is a corner lot, fronts 140.0 feet on the easterly margin of Estes Avenue and fronts 205.0 feet on the southerly margin of Trimble Road, said frontages being joined by a curve having a length of 20.0 feet, and extends back 225.0 feet on the southerly line and 166.0 feet on the easterly line of a point of intersection.

Being the same property conveyed to Lisa Marie Erspamer, as Trustee of the Lisa Marie Erspamer Revocable Trust by Warranty Deed from Lisa Erspamer, unmarried, dated March 13, 2019 and recorded on March 22, 2019 in Instrument No. 20190322-0026137, in the Register's Office of Davidson County, Tennessee.

CALIFORNIA 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 Los angeles }

On 12th October 2023 before me, Maxwell Rouse-Howell Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Lisa Marie Erspamer
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

MAXWELL ROUSE-HOWELL
Notary Public - California
Sonoma County
Commission # 2323572
My Comm. Expires Mar 10, 2024

Place Notary Seal and/or Stamp Above

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 _____
Signature of Notary Public

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 Chapman Title Co.
Document Date _____ Number of Pages _____
Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer(s)

Signer's Name	Signer's Name
☐ Corporate Officer – Title(s)	☐ Corporate Officer – Title(s)
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other	☐ Other
Signer is Representing	Signer is Representing

©2019 National Notary Association

This is improved property located at: **4400 Estes Road, Nashville, TN 37215.**

Grantor covenants that she is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12 day of October, 2023.

Lisa Marie Erspamer Revocable Trust

Lisa Marie Erspamer, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lisa Marie Erspamer**, with whom I am personally acquainted, and who acknowledged that she is the Trustee of the **Lisa Marie Erspamer Revocable Trust**, and as such executed the within instrument with authority and for the purposes therein contained.

Witness my hand, at Office, this ____ day of _____, 2023.

_____
Notary Public

My Commission Expires: _____

See attached