QUITCLAIM DEED

STATE OF California COUNTY OF Orange

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Shelby Leigh Stevens
Affiant

Subscribed and sworn to me on Nov. 30, 2023.

Evalie Duncan
NOTARY PUBLIC

My Commission Expires: 05-03-2024

mbm1
EVALIE DUNCAN
COMMISSION # 2326160
Notary Public - California
ORANGE COUNTY
My Comm. Expires May 3, 2024
mbm1

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

Karen Johnson
Batch # 1078886
12/06/2023 08:20:57 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20231206-0094152

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Shelby Stevens 8961 Faust Circle Huntington Beach, CA 92646	Same as New Owner	083-14-0J-002.00-CO

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Reliance Real Estate Partners, Inc., a California Corporation, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Shelby Stevens, a married woman, hereinafter called **"GRANTEE,"** her successors and assigns, its entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B, Homes at 1809 Holly Street, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for Homes At 1809 Holly Street, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No. 20210427-0055616, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Reliance Real Estate Partners, Inc., a California Corporation by Warranty Deed from New Day Homes, LLC, a Tennessee Limited Liability Company, dated June 7th, 2022 and recorded June 15th, 2022, of record in Instrument No. 20220615-0068244, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1809 Holly St. #B Nashville, TN 37206.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on Nov. 30, 2023

Reliance Real Estate Partners, LLC

Matthew Stevens

BY: Matthew Stevens
ITS: Authorized Signor

STATE OF California
COUNTY OF Orange

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, **Matthew Stevens**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Authorized Signor** of **Reliance Real Estate Partners, LLC** the within named bargainor, and that he as such **Authorized Signor** executed the foregoing instrument for the purposes therein contained, by signing for **Reliance Real Estate Partners, LLC** by himself as the **Authorized Signor**.

WITNESS MY HAND AND OFFICIAL SEAL, this the 30 day of Nov., 2023.

Evalie Duncan

My Commission Expires: 05-03-2024

EVALIE DUNCAN
COMMISSION # 2326160
Notary Public - California
ORANGE COUNTY
My Comm Expires May 3, 2024