Prepared By:
Brian Tovtin

After Recording Return To:
Brian Tovtin
3241 Rimcrest Circle
Laguna Beach, California 92651

Karen Johnson Davidson County
Batch # 1088244 DEEDQC
01/04/2024 08:12:41 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20240104-0000759

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On November 29, 2023 THE GRANTOR(S),

- The Tovtin Family Trust, Brian Tovtin, Trustee

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- HGT Group Squared, LLC, Brian Tovtin, Member, residing at 3241 Rimcreast Circle, Laguna Beach, Orange County, California 92651

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 11708015900

Mail Tax Statements To:
HGT Group Squared, LLC
304 S. Jones Blvd 505
Las Vegas, Nevada 37212

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 12/1/2023

Brian Tovtin, trustee

Brian Tovtin, Trustee on behalf of The Tovtin Family Trust

A notary public or other officer completing this certificate verifies only the identity of the individual(s) 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 ORANGE

On _____ before me, _____, personally appeared Brian Tovtin on behalf of The Tovtin Family Trust, 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.

See Attached Notary Certificate

_____ (Notary Seal)

Signature of Notary Public

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

_____

Affiant

Affiant's Name: _____

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.

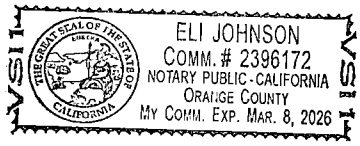
State of California
County of Orange)

On December 1, 2023 before me, Eli Johnson, Notary Public
(insert name and title of the officer)

personally appeared Brian Toutin,
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 E. Johnson (Seal)

Exhibit A: Legal Description of the Property

Land in Davidson County, Tennessee, Being Lot No. 200 on the plan of Victoria Place, as of record in Book 332, page 10, Register's Oiffice for the said County.

Said Lot No. 200 fronts 60 feet on the Northerly side of Clayton Avenue and runs back between parallel lines, 140 feet to an alley.

Derivation Clause

Being the Same Property conveyed to Brian Tovtin, reference No. 20230424-0030002

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 $ 1.00 .

Affiant

Subscribed and sworn before me, this 28 day of December, 2023.

Notary

ALAN YOUNG
Notary Public - California
Orange County
Commission # 2465447
My Comm. Expires Oct 3, 2027