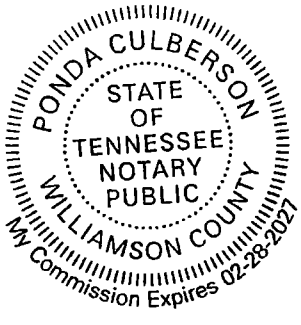
(1)

QUITCLAIM DEED



State of TENNESSEE

County of WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2023

Notary Public

MY COMMISSION EXPIRES: 2.28.2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stax, LLC	NEW OWNER	104-02-2-M-069.00 CO
(NAME)	(NAME)	
706 N. Guadalupe Ave, Unit #6		
(ADDRESS)	(ADDRESS)	
Redondo Beach, CA 90277		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Alexander Orden and Bina Pallan Orden**, a married couple, hereinafter called the Grantor(s), have quitclaimed unto **Stax, LLC, a Tennessee limited liability company** hereinafter called the Grantee(s), its assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 303 31st Ave. N, Unit 502, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch # 1091632 DEEDQC
01/22/2024 12:41:16 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20240122-0003271

Witness my/our hands this 16 day of December, 2023.



Alexander Orden



Bina Pallan Orden

State of Califomia

County of los Angeles

Personally appeared before me **Bina Pallan Orden and Alexander Orden**, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16 day of December, 2023.

Alex Ramos Cruz.
Notary Public
My Commission Expires: Aug 8. 2027

RETURN TO:
Bridgehouse Title
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

File No.: 38004

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 December 16. 2023 *Date* before me, Alex Ramos Cruz, Notary Public *Here Insert Name and Title of the Officer*,

personally appeared Bina Pallan Orden and Alexander Orden *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.

ALEX RAMOS CRUZ
Notary Public - California
Los Angeles County
Commission # 2458293
My Comm. Expires Aug 8, 2027

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 AP *Signature of Notary Public*

Place Notary Seal and/or Stamp Above

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: Quitclaim Deed
Document Date: 12.16.2023 Number of Pages: 3
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: _____

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EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 38004

Located in Davidson County, Tennessee, being Unit No. 69, on the ODYSSEY CONDOMINIUM PLAT, filed as Exhibit to and established by Declaration for ODYSSEY CONDOMINIUM, of record in Instrument No. 20211220-0167912, as amended in Instrument No. 20220823-0095308, and Instrument No. 20230322-0020648, and Instrument No. 20230515-0035857, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Alexander Orden and Bina Pallan Orden,a married couple, by Warranty Deed from Adam Levy, a single person, and David Horn and Patricia Horn, a married couple, dated September 7, 2023, of record in Instrument No. 20230911-0070985, Register's Office for Davidson County, Tennessee.