This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-11264-MC

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Kirsten Vorden
Affiant

Subscribed and sworn to before me, this the 6th day of February, 2024 MF

Notary Public
My Commission Expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Karen Johnson Davidson County
Batch# 1098626 DEEDQC
02/06/2024 03:46:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240206-0008466

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
The Blue House Trust 10331 Shangri La Drive Huntington Beach, CA 92646	New Owner	091-11-1E-002.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Cerina Lyn Eyraud, an unmarried woman** ("Grantor") do hereby quitclaim and convey unto **Cerina Lyn Eyraud as Trustee of The Blue House Trust established January 12, 2024** ("Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Unit B on the Plan of 5212 Indiana Avenue Homes, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for 5212 Indiana Avenue Homes, as set forth in Exhibit "B" of record in Instrument No. 20200214-0016939, and amended in Instrument No. 20210408-0047220 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cerina Lyn Eyraud, an unmarried woman, by Warranty Deed from Joshua Donnell, an unmarried man, of record in Instrument No. 20210413-0049399 Register's Office for Davidson County, Tennessee, dated April 09, 2021 and recorded on April 13, 2021.

Being the same property conveyed to Joshua Donnell, an unmarried man, by Warranty Deed from Cathy Sewell, an unmarried woman, of record in Instrument No. 20200402-0035698 Register's Office for Davidson County, Tennessee, dated March 31, 2020 and recorded on April 02, 2020.

This is improved property located at: **5214-B Indiana Avenue, Nashville, TN 37209**

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.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of FEBRUARY 2024.

GRANTOR:

Cerina Lyn Eyraud

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cerina Lyn Eyraud, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ____ day of _____, 2024.

RC

Notary Public
My Commission expires: _____

PLEASE SEE ATTACHED
ALL-PURPOSE ACKNOWLEDGEMENT
CERTIFICATE

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 Orange }

On 2/5/2024 before me, Riley Cope, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Cerina Lyn Eyraud
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.

RILEY COPE
Notary Public - California
Orange County
Commission # 2428796
My Comm. Expires Dec 2, 2026

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: Quitclaim Deed
Document Date: 2/5/2024 Number of Pages: 4
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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- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden, **do hereby make oath that I am a licensed**

  Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 02/05/2024 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 02/05/2024

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 5 **day of** February, 2024.

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.10.2024

  Notary's Seal (if on paper)

