Karen Johnson Davidson County
Batch# 1100669 DEEDQC
02/13/2024 02:18:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240213-0010082

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **1820 4th Avenue North, LLC** ("Grantor"), , hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **1820 4th Avenue North, LLC,** (Grantee), all of its rights, title, and interests in the following described real property, to wit:

Parcel I - part of 1818 Seminary St, Nashville, TN 37207 - p/o M&P 071 05 0 225.00
Land in Davidson County, Tennessee, being No 130 Scruggs Sub., Brooklyn Heights as of record in Book 332, Page 140, Register's Office, Davidson County, Tennessee.

Parcel II- part of 1818 Seminary St, Nashville, TN 37207 - p/o M&P 071 05 0 225.00
Land in Davidson County, Tennessee, being No 131 Scruggs Sub., Brooklyn Heights as of record in Book 332, Page 140, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed dated March 5, 2020 of record at Instrument no 20200309-0026117 in said Register's Office, Tennessee

The purpose of this deed is to create two separate map and parcel numbers.

IN TESTIMONY WHEREOF I/we have executed this instrument the 9 day of **February, 2024.**

1820 4th Avenue North, LLC

By Michael Grant, Vice President

STATE OF TENNESSEE
COUNTY
OF

Personally appeared before me, a Notary Public in and for said state and county, **Michael Grant, Vice President**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Vice President** of **1820 4th Avenue North, LLC**, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at office this _____ day of **February, 2024.**

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

For recording information only

STATE OF TENNESSEE
COUNTY DAVIDSON
OF

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0**.

_____
AFFIANT

SUBSCRIBED AND SWORN before me this the 9 day of **February, 2024.**

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-3-2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PROPERTY OWNER: **1820 4th Avenue North, LLC**

OWNER'S ADDRESS:	3651 So LaBrea Ave #654, Los Angeles, CA 90016
MAIL TAX BILLS TO:	**new owner**

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☐ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], not Notary)

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

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

Subscribed and sworn to (or affirmed) before me

on this 9th day of February, 2024.
by *Date* *Month* *Year*

(1) Michael Grant

(and (2) ✓),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

MARCELL LUIS AVILA
Notary Public - California
Los Angeles County
Commission # 2378916
My Comm. Expires Oct 18, 2025

Place Notary Seal and/or Stamp Above

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: 02/09/2024 Number of Pages: 2

Signer(s) Other Than Named Above: ✓

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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 02/09/2024 before me, Marcell Luis Avila, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Michael Grant
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.

MARCELL LUIS AVILA
Notary Public - California
Los Angeles County
Commission # 2378916
My Comm. Expires Oct 18, 2025

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

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: Quit Claim Deed
Document Date: 02/09/2024 Number of Pages: 2
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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Certificate of Authenticity

I, Holly A. Mason, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on February 9, 2024.

Affiant Signature

2/9/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 day of February, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2024