Karen Johnson Davidson County
Batch# 1105819 DEEDQC
02/29/2024 08:12:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240229-0013790

QUITCLAIM DEED

MAIL RECORDED DEED TO:

BRIAN LAHIERE
601 CALIFORNIA AVENUE, 201
SANTA MONICA, CA 90403

OWNER (SEND TAX BILLS TO):

BRIAN LAHIERE
601 CALIFORNIA AVENUE, 201
SANTA MONICA, CA 90403

FOR AND IN CONSIDERATION of Zero Dollars ($0.00), FORT LONESOME NASHVILLE LLC, a Tennessee limited liability company (herein, "Grantor"), whose address is 601 California Avenue, 201, Santa Monica, CA 90403, hereby bargains, sells, remises, releases, quit claims and conveys to BRIAN LAHIERE, a married man (herein, "Grantee"), whose address is 601 California Avenue, 201, Santa Monica, CA 90403, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2837 Bronte Avenue, Nashville, TN 37216

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 23rd day of February, 2024.

PIN NO: 072-10-0-122

This Instrument Prepared By: MATT BISHOP, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Fort Lonesome Nashville LLC, a Tennessee limited liability company

By: _____
Printed Name: BRIAN LAHIERE
Title: PRESIDENT / OWNER

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 Los Angeles)

On February 23rd, 2024, before me, Osman Joel Ramos Dubon a Notary Public, personally appeared Brian Lahiere, 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.

_____
NOTARY PUBLIC

OSMAN JOEL RAMOS DUBON
Notary Public - California
Los Angeles County
Commission # 2431775
My Comm. Expires Dec 20, 2026

OATH OF CONSIDERATION

The actual consideration for this transfer is $0.00.

Grantee:

Grantee signature: _____

Brian Lahiere

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 23rd day of February, 2024, by Brian Lahiere, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Witness my hand and official seal.

_____

Signature of Notary Public

[Affix Notary Seal]

OSMAN JOEL RAMOS DUBON
Notary Public - California
Los Angeles County
Commission # 2431775
My Comm. Expires Dec 20, 2026

EXHIBIT A

[Legal Description]

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being a part of the A. F. Primrose Property, as shown on the Map of the E.B. Rucker Land, said property shown on the Map recorded in Book 1130, Page 20, Register's Office for Davidson County, Tennessee.

BEGINNING on the westerly margin of Bronte Avenue at a point 167.1 feet southwardly from the southwest corner of said Avenue and Litton Avenue; thence with the westerly margin of Bronte Avenue southwardly 75 feet; thence westwardly 116.8 feet; thence northwardly 75 feet; thence eastwardly 118.2 feet to the beginning.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument No. 20231130-0092351 on November 30, 2023.

PIN NO: 072-10-0-122

STREET ADDRESS:

2837 Bronte Avenue, Nashville, TN 37216

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

24-088761 (SB)

Certificate of Authenticity

I, Shelley Bryant, 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 02/23/2024.

Date

Shelley Bryant

Affiant Signature

02/23/2024

Date

State of FL

County of Hillsborough

Sworn to and subscribed before me this 23rd day of February, 20 24.

Angela N. Guiler

Notary's Signature

My Commission Expires: Sept. 20, 2025

Date

Notary's Seal (if on paper)

Notary Public State of Florida
Angela N Guiler
My Commission
HH 156837
Exp. 9/20/2025