RECORDING REQUESTED BY
LAWYERS TITLE

Prepared By:
Cal Union Funding, Inc
6400 Laurel Canyon Blvd Ste 230
North Hollywood, California 91606

~~After Recording Return To:~~
Angel Garcia
17532 Raymer St
Sherwood Forest, California 91325

723590147

Karen Johnson
Batch # 1111928
03/18/2024 09:44:20 AM
Fees: $37.00 Taxes: $0.00

Davidson County
DEEDQC
7 pgs

20240318-0018381

TAX PARCEL ID #: 050-14-0-191.00

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Simba Growth, LLC *("Grantor")* , a/an California company, **whose address is** 10146 Balboa Blvd, Granada Hills, California 91344, hereby ***REMISES, RELEASES AND FOREVER QUITCLAIMS TO*** Angel Garcia, a married individual *("Grantee")* , **whose address is** 17532 Raymer St, Sherwood Forest, California 91325, all right, title, interest and claim to the following real estate property located at 3212 Cynthia Ln in the City/Township of Nashville, located in the County of Davidson and State of Tennessee and ZIP code of 37207, to-wit

Property having Lot No. 284, with the Section No. Two, and having the following description: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:
A CERTAIN TRACT OR PARCEL OF LAND TOGETHER WITH ALL IMPROVEMENTS THEREON AND APPURTENANCES THERETO, IN DAVIDSON COUNTY, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:
LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 284, SECTION TWO, PARKWOOD ESTATES, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 3300, PAGE 5, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
SAID LOT NO. 284 FRONTS 75 FEET ON THE EASTERLY SIDE OF CYNTHIA LANE AND EXTENDS BACK 135.2 FEET ON THE NORTHERLY LINE AND 135 FEET ON THE SOUTHERLY LINE TO A BROKEN LINE MEASURING 75 FEET THEREON..

See Exhibit "A" ATTACHED

FOR VALUABLE CONSIDERATION, in the amount of $1.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of 11/14/2023, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

~~TO HAVE AND TO HOLD~~ all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

(Grantor's or Authorized Representative's Signature)
Angel Garcia
Member of Simba Growth, LLC

(Grantee's or Authorized Representative's Signature)
Angel Garcia

Signed in our presence:

X _____
(Witness #1 Signature)

Joshua Gonzalez
(FIRST WITNESS NAME TYPED)

X _____
(Witness #2 Signature)

Francisco Si Fuentes
(SECOND WITNESS NAME TYPED)

Grantee's Address:

Mr. Angel Garcia

17532 Raymer St
Sherwood Forest, California 91325

Grantor's Address:

Angel Garcia
Member
Simba Growth, LLC
10146 Balboa Blvd
Granada Hills, California 91344

Mail Subsequent Tax Bills To:
Angel Garcia
17532 Raymer St
Sherwood Forest, California 91325

WHEN RECORDED RETURN TO:
SIMPLIFILE
17316 EDWARDS RD SUITE: B105
CERRITOS, CA 90703

STATE OF TENNESSEE)
) **SS.**
COUNTY OF DAVIDSON)

The foregoing Quit Claim Deed was acknowledged before me on _____ byAngel Garcia, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

_____
(Signature of Notary)

_____
(Printed Notary Name) Davidson, Tennessee

My Commission expires: 4/29/25

Sel Attorney

CALIFORNIA ALL-PURPOSE CERTIFICATE OF 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 02/27/2024 before me, Irene Clark (Here insert name and title of the officer), Notary Public,

personally appeared Angel Garcia,

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.

Irene Clark

Signature of Notary Public

IRENE CLARK
Notary Public - California
Los Angeles County
Commission # 2353575
My Comm. Expires Apr 29, 2025

(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quit Claim Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 3 Document Date

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

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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 $0.00.

Affiant - Angel Garcia

Subscribed and sworn before me, this _____ day of _____, 20___.

Notary

See Attached

CALIFORNIA JURAT GOVERNMENT CODE § 8202

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 27 day of February, 20 24, by
Date *Month* *Year*

(1) Angel Garcia

(and (2) n/a),
Name(s) of Signer(s)

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

IRENE CLARK
Notary Public - California
Los Angeles County
Commission # 2353575
My Comm. Expires Apr 29, 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: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

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Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND TOGETHER WITH ALL IMPROVEMENTS THEREON AND APPURTENANCES THERETO, IN DAVIDSON COUNTY, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 284, SECTION TWO, PARKWOOD ESTATES, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 3300, PAGE 5, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 284 FRONTS 75 FEET ON THE EASTERLY SIDE OF CYNTHIA LANE AND EXTENDS BACK 135.2 FEET ON THE NORTHERLY LINE AND 135 FEET ON THE SOUTHERLY LINE TO A BROKEN LINE MEASURING 75 FEET THEREON.

Parcel ID:050-14-0-191.00

Commonly known as 3212 CYNTHIA LN, Nashville, TN 37207
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded in Instrument: 20220503-0051477 in the Register's Office of Davidson County, Tennessee.

WHEN RECORDED RETURN TO:
SIMPLIFILE
17316 EDWARDS RD SUITE: B105
CERRITOS, CA 90703