Recording Requested By
and When Recorded Return To:
Paul R. Kelly, Esq.
3777 Long Beach, Ste 300
Long Beach, CA 90807

This Instrument Prepared By:
Paul R. Kelly, Esq.
3777 Long Beach, Ste 300
Long Beach, CA 90807
562-548-7500

Karen Johnson Davidson County
Batch # 1116898 DEEDQC
04/01/2024 11:10:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240401-0022301

QUICLAIM DEED

Address of New Owner	Send Tax Bills To:	Map & Parcel:
LaMonte Williams, Trustee 2226 Cruzen Street Nashville, TN 37211	New Owner	118-4-260.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **MARK MOLETT**, by these presents does hereby quitclaim and convey unto **LAMONTE VAUGHN WILLIAMS, TRUSTEE OF THE MONTE WILLIAMS FAMILY TRUST**, its heirs, successors and assigns, all of their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 230 on the Plan of Grandview Heights, of record in Plat Book 161, Pages 14 and 15, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mark Molett by Warranty Deed from Robert F. Norris recorded December 14, 2021 in Instrument No. 20211214-0165203, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert F. Norris by Warranty Deed from Carl E. Porter and wife, Lisa M. Porter recorded May 18, 2021 in Instrument No. 20210518-0067394, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carl E. Porter and wife, Lisa M. Porter by Warranty Deed from Steven C. Matthews, unmarried, recorded September 8, 1999 in Book 11653, Page 686, Register's Office for Davidson County, Tennessee.
This is improved property known as: 2226 Cruzen Street, Nashville, Tennessee 37211.

This conveyance is subject to:
• Subject to all matters shown on the Plan of record in Plat Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee.
• Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, conditions or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 36041(c).
• Any and all existing easements and restrictions as shown of record not stated herein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is$ 0.00.
Subscribed and sworn to before me this the
15th day of March, 2024.

Tenia Nichelle Penn
Affiant

My Commission Expires:

April 15, 2024

TENIA NICHELLE PENN
Notary Public - California
Los Angeles County
Commission # 2400922
My Comm. Expires Apr 15, 2026

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 15th day of March, 2024.

MARK MOLETT

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 March 15, 2024 before me, Tenia Nichelle Penn, Notary Public,

personally appeared **MARK MOLETT**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

TENIA NICHELLE PENN
Notary Public - California
Los Angeles County
Commission # 2400922
My Comm. Expires Apr 15, 2026

WITNESS my hand and official seal.

Signature _____ **(Seal)**
Notary Public