QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1117114 DEEDQC
04/02/2024 09:31:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240402-0022622

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF MARCH 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 08/11/2024

NOTARY SEAL: Please see attached form

THIS INSTRUMENT WAS PREPARED BY
HONEYCUTT RICH, PLLC
20 MUSIC CIRCLE EAST
NASHVILLE, TENNESSEE 37203

NAME AND ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
330 Cumberland LLC *A Tennessee Corporation with a principal address of:* 330 Cumberland Avenue Madison, Tennessee 37115	NEW OWNER	043-09-0-163.00

KNOW ALL MEN BY THESE PRESENTS THAT I, **COLIN LESLIE COX**, individually, of 330 Cumberland Avenue, Madison Tennessee 37115, in consideration of the sum of $1.00, cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever quitclaim unto **330 CUMBERLAND LLC.**, of 330 Cumberland Avenue, Madison Tennessee 37115, its heirs successors and assigns, his entire right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 31, Block C, as shown on the map entitled Woodlawn Estates, of record in Plat Book 843, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Colin Leslie Cox, by Warranty Deed from Beacon Property Group, LLC., of record in Instrument No. 20220321-0032285, dated February 28, 2022, said Register's Office.

THIS IMPROVED PROPERTY IS KNOWN AS: **330 Cumberland Avenue, Madison Tennessee 37115.**

For Grantor's Title, see recorded deed dated June 2, 2023, and recorded with the Davidson Registry of Deeds as Instrument No. 20230602-0041998.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Executed as a sealed instrument this 14 day of March 2024.

COLIN LESLIE COX, Individually

State of California)
)
County of Los Angeles)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared COLIN LESLIE COX, to me known (or proved to me based on satisfactory evidence) to be the person described in and who executed the foregoing instrument, upon oath and acknowledged that he executed the same for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Los Angeles County, California, this ~~8~~ 14 day of March 2024.

My commission expires: 08/11/2024

BRANDON R. ROJO
Notary Public - California
Los Angeles County
Commission # 2331472
My Comm. Expires Aug 11, 2024

Notary Public

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 14 day of 03, 20 24, by

Date *Month* *Year*

(1) Colin Leslie Cox

(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.

BRANDON R. ROJO
Notary Public - California
Los Angeles County
Commission # 2331472
My Comm. Expires Aug 11, 2024

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: Quit Claim Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

©2019 National Notary Association

Certificate of Authenticity

I, Attorney David M. Rich, 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 March 28, 2024.

Date

Affiant **Signature**

March 28, 2024
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 28 day of March, 2024.

Notary's Signature

My Commission Expires: 03/13/2027
Date

Notary's Seal (if on paper)

NOTARY PUBLIC STATE OF TEXAS

Omer Abdulhameed

ID NUMBER
13192873-4
COMMISSION EXPIRES
March 13, 2027

Electronically signed and notarized online using the Proof platform.