THIS INSTRUMENT WAS PREPARED BY:

Name	RYAN & ASSOCIATES
	Sepi Yermian-Taheri, Esq.
Address	1712 W. Beverly Blvd., Suite 201
City/State	Montebello, CA 90640

WHEN RECORDED MAIL TO:

Name	Charissa Jean Thompson, Trustee
Address	1915 Walgrove Ave.
City/State	Los Angeles, CA 90066

Karen Johnson Davidson County
Batch# 1129107 DEEDQC
04/30/2024 03:21:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240430-0031537

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAP-PARCEL NUMBERS
MAP 131-12-4F
PARCEL 002.00-CO

Tennessee Quitclaim Deed

State of Tennessee, County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ZERO US Dollars ($ 0.00) in hand, paid to **CHARISSA JEAN THOMPSON, a single person** with an address of 1915 Walgrove Avenue, Los Angeles, CA 90066 (the "Grantor"),

does hereby remise, release, and forever quit claim to

CHARISSA JEAN THOMPSON, TRUSTEE OF THE CHARISSA JEAN THOMPSON LIVING TRUST UTD NOVEMBER 3, 2016, as amended, with an address of 1915 Walgrove Avenue, Los Angeles, CA 90066 (the "Grantee")

all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 002.00-CO
The property identified herein ☐ is **-OR-** ☑ is not registered as the homestead of the Grantor.

Until amended, tax information shall be sent to:

CHARISSA JEAN THOMPSON, TRUSTEE OF THE CHARISSA JEAN THOMPSON LIVING TRUST UTD NOVEMBER 3, 2016, as amended, with an address of:

1915 Walgrove Avenue, Los Angeles, CA 90066

IN WITNESS WHEREOF, the Grantor has duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: _____ Date: 4/22/24

Printed Name: **CHARISSA JEAN THOMPSON**

1st Witness Signature: _____ Date: 4.22.24

Printed Name: Ana Flores

2nd Witness Signature: _____ Date: 4.22.24

Printed Name: Gregory R Ryan

ACKNOWLEDGMENT BY NOTARY PUBLIC

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)
) SS.
COUNTY OF LOS ANGELES)

On April 22, 2024, before me, Ana Flores, Notary Public, personally appeared **CHARISSA JEAN THOMPSON** 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~~ signatures(~~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.

Signature

(Seal)

ANA FLORES
Notary Public - California
Los Angeles County
Commission # 2468685
My Comm. Expires Nov 21, 2027

ANA FLORES
Notary Public - California
Los Angeles County
Commission # 2311511
My Comm. Expires Nov 21, 2023

EXHIBIT A

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO- WIT:

Land in Davidson County, Tennessee, being Unit B (No. 1037) on the Plan of Homes at 1035-1037 Battery Lane, a Townhouse Planned Unit Development, as shown on Exhibit "B" of Homes at 1035-1037 Battery Lane, of record in Instrument No. 20190404-0030707, as amended by Instrument 20210622-0083854, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to **CHARISSA JEAN THOMPSON, a single person**, by Warranty deed from **JAMES L. KNIGHT, Married** of record in Instrument No. 20210701-0089380 Register's Office for Davidson County, Tennessee, dated June 29, 2021, and recorded on July 01, 2021.

This property is not now and has never been the residence of the Grantor or Grantor's family and is not a martial asset.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2024 and subsequent years; (2) all matters shown on the Plan of record in Plat Book 547, Page 20; (3) Covenants, Conditions and Restrictions of record in Instrument Number 20190404-0030707 as amended by Instrument 20210622-0083854; (3) Subject of rights of others in and to the common areas and/or elements;(4) All applicable governmental and zoning regulations.

THIS IS IMPROVED property known as **1037 Battery Land, Nashville, TN 37220**.

Parcel 002.00-CO

Tennessee Certification of Electronic Document

I, Mark Friedman, 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 4/22/2024 (date of document).

Affiant Signature

4/29/2024
Date

State of California

County of Los Angeles

Sworn to and subscribed before me this 29th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 2/15/2025

NOTARY'S SEAL

