(1)

Karen Johnson Davidson County
Batch# 1134571 DEEDQC
05/14/2024 11:45:16 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240514-0035575

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00

Affiant: _____

Subscribed and sworn before me, this the 7th day of May, 2024.

Notary Public: _____
My Commission Expires:

ADDRESS OF NEW OWNER:
Eric Nonacs and Christina Sass
c/o 223 Oceola LLC
205 Imperio Ave,
Fremont CA 94539

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
091 14 0K 001.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **223 Oceola LLC, a Tennessee limited liability company** (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of its undivided right, title and interest to the hereinafter described property to **Eric Nonacs and Christina Sass, husband and wife** (hereinafter referred to as "**GRANTEE**") its successors and assigns, in and to the following described tract of land:

SEE EXHIBIT "A" ATTACHED HERETO

This is property is commonly known as: 223 Oceola Ave., Unit 1, Nashville, TN 37209

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 7 day of May, 2024.

223 Oceola LLC, a Tennessee limited liability company

By: Magnolia Tree Investments Inc., Its Manager

By: _____
Matthew Dickstein, Corporate Secretary

STATE OF CA

COUNTY OF Alameda

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Matthew Dickstein, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the Corporate Secretary of 223 Oceola LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Corporate Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Matthew Dickstein as such Corporate Secretary.

Witness my hand and official seal at _____, Tennessee, this 7th day of May, 2024.

Amandit
Notary Public

My Commission Expires: 04/15/2028

PLEASE SEE
NOTARY ATTACHMENT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 ALAMEDA)

On 05/07/2024 before me, AMI M. PANDIT, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared MATTHEW DICKSTEIN
Name(s) of Signer(s)

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.

AMI M. PANDIT
COMM. #2485048
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Comm. Exp. April 15, 2028

Signature Amandit
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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: 3 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 38486

Being Unit 1, of The Chelsea at Oceola, as shown on the site plan attached as Exhibit B to the Declaration for The Chelsea at Oceola, a Townhouse Planned Unit Development (a Horizontal Property Regime) of record in Instrument No. 202109160124389, as amended in Instrument No. 20210916-0124389, as amended in Instrument No. 20220812-0091610, as amended in Instrument No. 20240403-0023290, as amended in Instrument No. 20240319-0018878, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to 223 Oceola, LLC, a Tennessee limited liability company, by Warranty Deed from S&J Oceola, LLC, a Tennessee limited liability company, dated January 27, 2022, of record in Instrument No. 20220131-0010846, Register's Office for Davidson County, Tennessee