Karen Johnson Davidson County
Batch# 1145570 DEEDQC
06/11/2024 08:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240611-0043500

File No: FIN-24002508
Grantor's Loan No. 370455

After Recording, Send to:
FIN Title
345 Rouser Road, Suite 400
Coraopolis, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Romero Canyon LLC, 1482 E Valley Rd #825, Montecito, CA 93108

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Tax Parcel Number: 144-13-0-010-00

QUITCLAIM DEED

Benjamin Alexander Anderson and **Morgan Anderson,** husband and wife, ("Grantor"), of **4335 Chickering Ln, Nashville, TN 37215**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims his/her/their interest to **Romero Canyon LLC, a California Limited Liability Company** ("Grantee"), whose tax mailing address is **1482 E Valley Rd #825, Montecito, CA 93108,** with quitclaim covenants, the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Solomon Subdivision, of record in Book 11190, page 128, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Property Address is: 4335 Chickering Ln, Nashville, TN 37215

The instrument constituting the source of Grantor's interest in the foregoing described property was a Warranty Deed recorded as Instrument No. 20230920-0073859 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 144-13-0-010-00

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on May 19th, 2024:

Benjamin Alexander Anderson

Morgan Anderson

STATE OF Tennessee
COUNTY OF Williamson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Benjamin Alexander Anderson** and **Morgan Anderson**, personally known to me, or has produced Drivers License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 19th day of May, 2024.

Notary Public

CORY STEVEN POYNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
January 23, 2028

STATE OF Tennessee
COUNTY OF Williamson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this the 9th day of May, 2024.

Notary Public

My Commission Expires: 4/23/28

SEAL

CORY STEVEN POYNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Nichole Miller, 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 5/19/2024.

Date

Affiant Signature

5/19/2024
Date

State of Florida

County of Brevard

Sworn to and subscribed before me this 19th day of May, 20 2024.

Notary's Signature Heather Anne Arato

My Commission Expires: 10/28/2027
Date

Notary's Seal (if on paper)

HEATHER ANNE ARATO
Notary Public - State of Florida
Commission # HH 434704
My Comm. Expires Oct 28, 2027
Bonded through National Notary Assn.