Karen Johnson Davidson County
Batch# 1155648 DEEDQC
07/09/2024 09:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240709-0051255

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Patrick Tan and Edward Gong** ("Grantor"), , hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto Jefferson Street Holding Company, LLC, a Tennessee limited liability company (Grantee), all of his/her/their/its rights, title, and interests in the following described real property, to wit:

Certain unit located in Davidson County, Tennessee, being Unit No. 14, of 1010 28th Avenue N Commons, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 1010 28th Avenue N Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210929-0131095 and revised at First Amendment of record at Instrument No 20230811-0062429, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Units being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being all or part of the same property conveyed to Grantor herein by 20240326-0020866 of record at Instrument Number Warranty Deed in said Register's Office.

Seller warrants that this property is not their primary residence, and that said property has been used for investment purposes only.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 22 day of March, 2024.

Patrick Tan

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 3/22/2024 before me, A. Torres Lopez Notary Public (insert name and title of the officer), personally appeared Patrick Tan, 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.

Signature A. Torres Lopez (Seal)

A. TORRES LOPEZ
Notary Public - California
Los Angeles County
Commission # 2381968
My Comm. Expires Nov 6, 2025

Edward Gong

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 San Francisco

On 3/21/24 before me, Benny Tsui (Insert name and title of the officer), personally appeared Edward Gong, 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.

BENNY TSUI
COMM. # 2360975
NOTARY PUBLIC • CALIFORNIA
COUNTY OF SAN FRANCISCO
My commission expires June 13, 2025

Signature _____. (Seal)

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is $0.

AFFIANT

SUBSCRIBED AND SWORN before me this the 29 day of March, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS: 1006 28th Ave N
Nashville, TN 37208

TAX PARCEL NO.: 092020M01400CO

PROPERTY OWNER: Jefferson Street Holding Co. LLC
OWNER'S ADDRESS:

MAIL TAX BILLS TO: Jefferson Street Holding Co. LLC
1750 South Main Ave.
Los Angeles CA 90017

Certificate of Authenticity

I, Holly A. Mason, 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 ~~May~~ March 22, 2024.

Affiant Signature

5/6/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6 day of May, 2024.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: ~~9/7/2026~~ 1-6-25

CA