This Instrument Prepared By:

Name: Christian Parks
Address: 1170 Legion Ave
Napa, CA 94559

After Recording Return To:

Name: Christian Parks
Address: 1170 Legion Ave
Napa, CA 94559

Karen Johnson
Batch # 1197491
10/24/2024 08:14:20 AM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDQC
4 pgs

20241024-0082521

Space above this line for recorder's use only

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE
Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, that Laura Leigh Koerth (Grantor(s) name), on 07/18/2023 for and in consideration of the sum Zero Dollars ($0) does hereby bargain, sell, release, remise, quitclaim and convey unto Christian James Parks (Grantee(s) name) all rights, title, and interest in and to the following described real estate, situated in Davidson County, Tennessee, to-wit:

[WRITE LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

A Preceding Instrument Has Been Recorded: ☑Yes ☐No
Instrument Type: Warranty Deed
Office Where Recorded: Davidson County
Book and Page Number: 20190903-0088455

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 10/04/2023

Grantor's Signature
Laura Koerth
Grantor's Name
1838 Ashland Ave, 1F
Street Address
Evanston, IL 60201
City, State & ZIP

Grantor's Signature
Grantor's Name
Street Address
City, State & ZIP

eSign

In Witness Whereof,

Witness's Signature
STUART CLELAND
Witness's Name
2145 MAPLE
Street Address
EVANSTON, IL 60201
City, State & ZIP

Witness's Signature
Karen E Koerth
Witness's Name
2145 Maple Ave
Street Address
Evanston IL 60201
City, State & ZIP

STATE OF IL)
COUNTY OF Cook)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Laura Leigh Koerth. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that they executed the foregoing instrument for the purpose contained therein.

Witness my hand and seal this 10/04/2023 (mm/dd/yyyy)

WANDA G PICHARDO
Official Seal
Notary Public - State of Illinois
My Commission Expires Jun 25, 2024

Wanda G. Pichardo
Notary Public
My Commission Expires: 06/25/2024

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.

Affiant/Grantee's Signature
Christian James Parks
Affiant/Grantee's Name

STATE OF California)
COUNTY OF San Francisco)

Subscribed and sworn to before me this 9th day of August, 2024

Carla M. Gomez
Notary Public
My Commission Expires: 07/08/2025

CARLA M. GOMEZ
Notary Public - California
San Francisco County
Commission # 2364886
My Comm. Expires Jul 8, 2025

eSign

The following information is not a part of this Deed:

Property Address: 105 Duke St, #8
Nashville, TN 37207

Owner's Name: Christian Parks

Owner's Address: 1170 Legion Ave
Napa, CA 94559

Parcel Number: 20190903-0088455

Mail Tax Bills to: Owner

Land situated in Davidson County, Tennessee, being Unit No. 8, as established in Declaration of Covenants, Conditions and Restrictions for 105-107 Duke Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180726-0073165, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Frank A. Allen Et Ux, Bertha M. Allen by Warranty deed from Curtis R. Detharidge Et Ux, Prasetyawati Detharidge of record in Book 7450, page 941, Register's Office for Davidson County, Tennessee, dated January 8, 1988 and recorded on January 19, 1988.

Bertha M. Allen died August 26, 2010 leaving husband Frank A. Allen, Sr. Frank Arnold Allen, Sr. died November 8, 2012 leaving Frank Arnold Allen, Jr and Lee Gordon Allen as his sole heirs at law per Affidavit of Heirship recorded at Instrument No. 20140224-0015770.

Being a portion of the same property conveyed to Frank A. Allen, Jr. and wife, Junifer Marie Allen by Quitclaim deed from Lee Gordon Allen and wife, Denise Allen of record in Instrument No. 20170727-0075923 Register's Office for Davidson County, Tennessee, dated July 26, 2017 and recorded on July 27, 2017.

Being a portion of the same property conveyed to Steven .I Geringer, Trustee ofthe Geringer Family Trust u/a/d June 26, 1996, as amended by Warranty deed from Frank A. Allen Jr and wife, Junifer Marie Allen of record in Instrument No. 20171205-0123709 and 20171205-0123710 Register's Office for Davidson County, Tennessee, dated December 4, 2017 and recorded on December 5, 2017.

Being a portion of the same property conveyed to Duke Street Limited Partnership, a Tennessee limited partnership by Quitclaim deed from Steven .I Geringer, Trustee of the Geringer Family Trust u/a/d June 26, 1996 of record in Instrument No. 20181207-0119702 Register's Office for Davidson County, Tennessee, dated December 5, 2018 and recorded on December 7, 2018.

Being also known as 105 Duke St. No. 8 Nashville, TN 37207.