Karen Johnson Davidson County
Batch# 1202316 DEEDWARR
11/06/2024 11:23:30 AM 5 pgs
Fees: $28.00 Taxes: $925.00
20241106-0086260

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **HOLLYVALE RENTAL HOLDINGS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DINAH QUIST AND ERIC MARKWEI**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN, BEING ALL OF UNIT NO 3103 ON THE PLAN OF OLD HICKORY COMMONS, SECTION FOUR, A PLANNED UNIT DEVELOPMENT, ACCORDING TO PLAT AND SURVEY APPEARING OF RECORD IN INSTRUMENT NUMBER 20170815-0083582, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

THIS BEING THE SAME PROPERTY CONVEYED UNTO HOLLYVALE RENTAL HOLDINGS LLC, A LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM LENIN CHATURVEDI AND BHAVNA CHATURVEDI, HUSBAND AND WIFE, DATED MARCH 9, 2022, OF RECORD IN INSTRUMENT NO 20220316-0030467, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FOR REFERENCE PURPOSES ONLY: THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 1740 SPRUCEDALE DR, ANTIOCH, TN 37013, AND IS DESIGNATED AS MAP AND PARCEL NO. 175 02 0E 015.00.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenants with Grantees that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all GRANTOR further covenants and binds itself, its successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

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

Witness our hands this 23rd day of October, 2024.

Hollyvale Rental Holdings, LLC, a California limited liability company
By: Neighborhood Stabilization, LLC, a California limited liability company, Sole Member
By: Wedgewood, LLC, a California limited liability company, Sole Member of Neighborhood Stabilization, LLC

By: Jamie Bedner
Its: Chief Operating Officer

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be _____(or other officer authorized to execute the instrument) of WEDGEWOOD, LLC, Sole Member of Neighborhood Stabilization, LLC, Sole Member OF HOLLYVALE RENTAL HOLDINGS, LLC, the within named bargainor, a California Limited Liability Company, and that such _____, executed the foregoing instrument for the purpose therein contained, by personally signing his name as _____ of WEDGEWOOD, LLC, Sole Member of Neighborhood Stabilization, LLC, Sole Member OF HOLLYVALE RENTAL HOLDINGS, LLC.

DONE at offices in _____(City),_____ (State), on this the ____ day of _____, 20____.

_____
Notary Public
My Commission Expires: _____

"SEE ATTACHED"

ACKNOWLEDGMENT

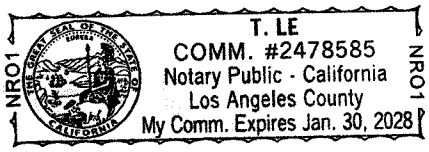
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.

State of California)
County of Los Angeles)

On October 23, 2024 before me, T. Le a Notary Public, personally appeared Jamie Bedner, 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 _____ (Seal)

My Commission Expires: January 30, 2028

STATE OF TN
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of November, 2024.

Jennifer Russell
NOTARY PUBLIC
My commission expires 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Address New Owner(s) as follows:

Dinah Quist and Eric Markwei
124 Glen Echo Dr.
Smyrna, TN 37167

Send Tax Bills To:
Same as above

Map and Parcel No(s).: **175 02 0E 015.00**

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 10/23/24 (date of document).

Jennifer Russell
Affiant Signature

11/5/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5th day of November 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

