Karen Johnson Davidson County
Batch# 1212823 DEEDQC
12/05/2024 11:05:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241205-0094501

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY: Steven M. Fox Buchalter, A Profession Corporation 15279 North Scottsdale Road, Suite 400 Scottsdale, Arizona 85254	STATE OF CALIFORNIA COUNTY OF LOS ANGELES The actual consideration or value, whichever is greater, for this transfer is $0.00. _____ Affiant Subscribed and sworn to before me this ____ day of _____, 2024. _____ Notary Public My commission expires: _____

Address of New Owner(s)	Send Tax Bills to:	Map & Parcel:
Rosalin Vivian Golan Trust dated November 18, 2024 1050 S. Genesee Ave. Los Angeles, CA 90019	New Owner	142 03 0 075.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Rosalin Golan ("Grantor"), has bargained and sold, and by these presents does hereby quitclaim and convey to Rosalin Vivian Golan Trust dated November 18, 2024 ("Grantee") its successors and assigns, all of Grantor's right, title and interest in and to the improved real estate located in Davidson County, Tenneessee, as more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (the "Property").

The Property is improved real property located at 493 Saddle Drive, Nashville, TN 37221.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATIONS AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IS HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

[*Signatures Commence on Following Page(s).*]

JURAT

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

Subscribed and sworn to (or affirmed) before me on this 18th day of Nov.,

2024 by Rosalin Golan,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

K. LARSEN
COMM. # 2472057
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES DEC. 11, 2027

Signature (Seal)

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Affiant Statement

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages ____ Document Date 11/18/24

Additional information

INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one with does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - ❖ Additional information Is not required but could help to ensure this jurat is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed and to be effective for all purposes as of this 18th day of November, 2024.

GRANTORS:

Rosalin Golan

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 November 18, 2024 before me, K. Larsen, Notary Public, (here insert name and title of the officer), personally appeared ROSALIN VIVIAN GOLAN, 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.

K. LARSEN
COMM. # 2472057
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES DEC. 11, 2027

Signature _____

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot 313, Walnut Hill Manor, Section 1, as shown on plat of record in Plat Book 4460, Page 108, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Rosalin Golan and Jeremy Brennan, wife and husband, by Warranty Deed from Ian Sebastian Keaggy, a single person, dated October 27, 2016 and recorded October 31, 2016 as Instrument No. 20161031-0114815, in said Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, STEVEN M. FOX, 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.

Document Name: QUIT CLAIM DEED, dated November 18, 2024

STEVEN M. FOX
Dated: December 3rd, 2024

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

Personally appeared before me, the undersigned, a notary public for this county and state, STEVEN M. FOX who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Witness my hand, at office, this 3rd day of December, 2024.

VIRIDIANA MENDOZA
Notary Public - Arizona
Maricopa Co. / #660436
Expires 01/31/2028

V. Mendoza
NOTARY PUBLIC

My Commission Expires: 01-31-2028