Karen Johnson Davidson County
Batch# 1232536 DEEDQC
01/31/2025 09:40:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250131-0007406

QUITCLAIM DEED

MAIL RECORDED DEED TO:

SAMI MARTINEZ, ESQ.
LAW OFFICE OF LISA J. FRISELLA, APC
2139 FIRST AVENUE
SUITE 200
SAN DIEGO, CA 92101

OWNER (SEND TAX BILLS TO):

ERIN B. KOPLOW, TRUSTEE
537 SAN VICENTE BLVD., APT 105
SANTA MONICA, CA 90402

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ERIN BRASFIELD KOPLOW, an unmarried woman (herein, "Grantor"), whose address is 537 San Vicente Blvd., Apt. 105, Santa Monica, CA 90402, hereby bargains, sells, remises, releases, quit claims and conveys to ERIN B. KOPLOW, TRUSTEE, or any successors in trust, under the ERIN B. KOPLOW TRUST AGREEMENT dated October 17, 2024 and any amendments thereto (herein, "Grantee"), whose address is 537 San Vicente Blvd., Apt 105, Santa Monica, CA 90402, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2525 Brittany Dr., Nashville, TN 37206

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

PIN NO: 083-12-0K 001.00

This Instrument Prepared By: REGINALD P. HARRION, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 14 day of January, 2025

GRANTOR:

Erin Brasfield Koplow

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.

ACKNOWLEDGMENT

State of California
County of Los Angeles)

On January 14th, 2025 before me, Upeksha Thennakoon Knox, Notary Public personally appeared Erin Brasfield Koplow, 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 Upeksha Thennakoon (Seal)

UPEKSHA THENNAKOON KNOX
Notary Public - California
Los Angeles County
Commission # 2470248
My Comm. Expires Nov 8, 2027

OATH OF CONSIDERATION

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

The actual consideration for this transfer is $50.00.

Grantee:

Erin B. Koplow Trust Agreement dated October 17, 2024

Erin B. Koplow, Trustee

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.

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UPEKSHA THENNAKOON KNOX
Notary Public - California
Los Angeles County
Commission # 2470248
My Comm. Expires Nov 8, 2027

Signature Upeksha Thennakoon (Seal)

EXHIBIT A

[Legal Description]

Being Unit No. 2525A, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for 2525 Brittany Drive Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160913-0096143, as amended in Instrument No. 20161025-0112668, and being show on Plat attached thereto as Exhibit "B", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20171207-0125091 on December 7, 2017.

PIN NO: 083-12-0K 001.00

STREET ADDRESS:

2525 Brittany Dr., Nashville, TN 37206

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Debra Salce, 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 1/14/25 (date of document).

Affiant Signature

11/22/24
Date

State of Florida

County of Hillsborough

Sworn to and subscribed before me this 31st day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 9/20/2025

NOTARY'S SEAL

Notary Public State of Florida
Angela N Guiler
My Commission
HH 156837
Exp. 9/20/2025