Karen Johnson Davidson County
Batch# 1232576 DEEDQC
01/31/2025 10:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250131-0007455

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

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 30 day of January, 2025.

My Commission Expires: Jan. 5, 2026

NOTARY PUBLIC

Address New Owners as Follows:
1071 Nashville, LLC
306 Monterey Boulevard
Hermosa, CA 90254

Send Tax Bills To:
New Owner

Map-Parcel:
105-03-0-095.00

GRACE TSOUNG
Notary Public - California
Los Angeles County
Commission # 2389500
My Comm. Expires Jan 5, 2026

QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, **Dante Colombatti and Cathy Colombatti,** Grantor, hereby quitclaim and convey all their undivided right, title and interest in the hereinafter described property to **1071 Nashville, LLC, a California limited liability company,** Grantee. To wit:

Land situated in Davidson County, Tennessee being the Southerly 30 feet of Lot No. 24 on the Plan of Paul's Elysian Grove Lots, as of record in Plat Book 1, Page 134, Chancery Court at Nashville.

Said part of Lot No. 24 fronts 30 feet on the Westerly side of Second Avenue South, formerly Market Street, and runs back between parallel lines, 135 feet more or less to an alley.

Being the same property conveyed to Dante Colombatti and Cathy Colombatti, by Warranty Deed from Josh Hellmer and wife, Jennifer Hellmer, of record as Instrument No. 20230919-0073243, Register's Office of Davidson County, Tennessee.

This is the improved property known as 1071 2nd Avenue South, Nashville, TN 37210

Said property conveyed is subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee. This

instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 30 day of January, 2025.

Dante Colombatti

Cathy Colombatti

STATE OF California

COUNTY OF Los Angeles, CA

Dante Colombatti Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Dante Colombatti, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 30 day of January, 2025.

GRACE TSOUNG
Notary Public - California
Los Angeles County
Commission # 2389500
My Comm. Expires Jan 5, 2026

Grace Tsoung

Notary Public

My Commission Expires: Jan 5, 2026

STATE OF California

COUNTY OF Los Angeles

Cathy Ribal Colombatti Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Cathy Colombatti, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 30 day of January, 2025.

GRACE TSOUNG
Notary Public - California
Los Angeles County
Commission # 2389500
My Comm. Expires Jan 5, 2026

Grace Tsoung

Notary Public

My Commission Expires: Jan 5, 2026

Certificate of Authenticity

I, Alicia R. Hamilton, 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

1-30-25.

Date

Affiant Signature

1-30-25

Date

State of Tennessee
County of Williamson

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

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON