# QUITCLAIM DEED

| THIS INSTRUMENT PREPARED BY:<br>***Bennett & Pressley, P.C.; 2055 N. Mt. Juliet Road, Suite 202; Mt. Juliet, TN 37122***<br>***(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)*** | |
|---|---|
| **NOTE TO REGISTER'S OFFICE**<br><br>This Deed is exempt from recordation tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi), being a deed from Grantors to a revocable living trust created by Grantors for their use and benefit. Pursuant to T.C.A. §67-4-409(a)(1)(E) no oath of value is required on a deed exempt from recordation tax. | (Blank for Register's Office Endorsement Stamp)<br><br>Karen Johnson Davidson County<br>Batch# 1242117 DEEDQC<br>02/28/2025 10:15:30 AM 2 pgs<br>Fees: $12.00 Taxes: $0.00<br>20250228-0015000 |

| Name and Address of New Owner | Name and Address of Persons or Entity Responsible for Payment of Property Taxes | Map – Parcel Number(s) |
|---|---|---|
| The Solomon Family Trust<br>7502 Yarmouth Avenue<br>Reseda, CA 91335 | Same as Owner | 092 09 0 434 (Tract One)<br>080 08 0 438 (Tract Two) |

**KNOW ALL MEN BY THESE PRESENTS** that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we, **ELLIOT SOLOMON and CARMIT SOLOMON, husband and wife** (hereinafter "Grantor"), do hereby convey, remise, release and quitclaim unto **ELLIOT SOLOMON and CARMIT YOSEF SOLOMON as TRUSTEES of THE SOLOMON FAMILY TRUST dated JANUARY 26, 2025** (hereinafter "Grantee"), all of our right, title and interest in and to the following described tracts (parcels) of land in Davidson County, Tennessee:

Tract One (Parcel ID # 092 09 0 434):

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of G.E. Jackson's Subdivision of the Marable Tract, of recorded in Plat Book 161, Page 86, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Caleb S. James and Emily M. James, husband and wife by Dee d dated September 9, 2014 from The Secretary of Housing and Urban Development, recorded Septem ber 18, 2014, in Instrument Number 201409180085834, in the Official Records of Davidson County, Te nnessee.

Being the same property conveyed to Elliot Solomon and Carmit Solomon, husband and wife, by Warranty Deed from Caleb S. James and Emily M. James, recorded in Instrument No. 20210119-0007579, Register's Office for Davidson County, Tennessee.

This is improved property known as 3220 Torbett Street, Nashville, TN 37209

Tract Two (Parcel ID # 080-08-0-438)

Land in Davidson County, Tennessee, being lot number 16 on the plan of River Meadows, Section 2, as of record in Book 11700, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Elliot Solomon and Carmit Solomon, husband and wife, by Warranty Deed from Cory D. Jordan and Chalandra M. Church, recorded in Instrument No. 20210723-0099326, Register's Office for Davidson County, Tennessee.

This is improved property known as 2812 Hydes Ferry Road, Nashville, TN 37218

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 27th day of February, 2025.

Elliott Solomon, Grantor

Carmit Solomon, Grantor

**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 that document.

State of California )
County of Los Angeles )

On February 27, 2025 before me, Yeva S. Matinyan Notary Public
(insert name and title of the officer)
personally appeared ELLIOT SOLOMON and CARMIT SOLOMON, 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)

YEVA E. MATINYAN
Notary Public - California
Los Angeles County
Commission # 2470820
My Comm. Expires Nov 11, 2027

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 27th day of February, 2025.

Ernest D. Bennett, III, Affiant — February 28, 2025 (Date)

State of Tennessee )
County of Wilson )

Sworn to and subscribed before me this 28th day of February, 2025.

Commission Expires: December 5, 2026

Notary Public

MARY GAIL PORTER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON