This Document Prepared by:
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925 Ygnacio Valley Road, Ste 204
Walnut Creek, CA 94596

Karen Johnson Davidson County
Batch# 1260648 DEEDQC
04/16/2025 03:07:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250416-0029212

After Recording, Return and Mail Tax Statements To:

Levi Gemmell & Sydney Gemmell, Trustees
116 Estates Drive
Danville, CA 94526-3939

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, SYDNEY GEMMELL and LEVI GEMMEL (who acquired title as SYDNEY RENEE GEMMELL and LEVI SIMEON ELIJAH GEMMELL), wife and husband, the GRANTORS,

Whose mailing address is 116 Estates Drive, Danville, CA 94526;

hereby conveys and quitclaims to

LEVI GEMMELL and SYDNEY GEMMELL, as Trustees of the ROSE GARDEN TRUST, dated April 9, 2025, the GRANTEE,

Whose mailing address is 116 Estates Drive, Danville, CA 94526;

and to Grantee's successors and assigns, all of the following described real property located in the County of Davidson, State of **Tennessee**:

See Exhibit "A" attached hereto and by this reference made a part hereof.

More commonly known as 2208 Porter Road, Nashville, Tennessee 37206.

Assessor's Parcel Number: 072-16-2F-002.00-CO

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

TOGETHER WITH all the Tenements, Hereditaments and Appurtenances thereto belonging or in anywise appertaining. The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 9th day of April, 2025.

SYDNEY GEMMELL

LEVI GEMMELL

STATE OF CALIFORNIA

COUNTY OF CONTRA COSTA CINDY MELIN NOTARY PUBLIC

Personally appeared before me, the undersigned, a Notary Public, SYDNEY GEMMELL and LEVI GEMMEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,

This 9th day of April, 2025.

NOTARY PUBLIC

My commission expires: 3-15-2029

CINDY MELIN
COMM. # 2512407
NOTARY PUBLIC - CALIFORNIA
CONTRA COSTA COUNTY
COMM. EXPIRES MAR. 15, 2029

Declaration Regarding Consideration

Exempt from Transfer Tax pursuant to Tennessee Code Section 67-4-409(a)(1)(C)(6):

Quitclaim Deed of real estate to a revocable living trust created by the same transferors. The actual consideration or value, whichever is greater, for this transfer is zero dollars.

Dated this 9 day of April, 2025.

SYDNEY GEMMELL

LEVI GEMMELL

EXHIBIT "A"

The real property referred to herein, located in the County of Davidson, State of Tennessee, is more particularly described as follows:

Land situated in Davidson County, Tennessee, being Unit B, Porter Road Commons, a Horizontal Property Regime with private elements, as established in Declaration of Covenants, Conditions and Restrictions for Porter Road Commons, a Horizontal Property Regime with Private Elements of record at Instrument No. 20200612-0060410, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit 'B' and as corrected by Scrivener's Affidavit of record in Instrument No. 20210805-0105763 recorded on August 05, 2021 to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to LLM Holdings, LLC, a Tennessee limited liability company by Warranty deed from Patsy Collins, a single person of record in Instrument No. 20200130-0010920 Register's Office for Davidson County, Tennessee, dated January 28, 2020 and recorded on January 30, 2020.

Also being a portion of the same property conveyed to SYDNEY RENEE GEMMELL and LEVI SIMEON ELIJAH GEMMELL by Warranty deed from LLM Holdings, LLC, a Tennessee limited liability company by Warranty Deed of record in Instrument No. 20210810-0107489 in the Register's Office for Davidson County, Tennessee, dated July 23, 2021 and recorded on August 10, 2021.

Tennessee Certification of Electronic Document

I, Ian M. Duncan, 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 04/16/2025 (date of document).

Affiant Signature

04/16/2025
Date

State of California

County of Contra Costa

Sworn to and subscribed before me this 16 day of April, 2025.

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.

Notary's Signature

MY COMMISSION EXPIRES: Mar 14, 2027

NOTARY'S SEAL

State of California County of
Contra Costa
Subscribed and sworn to (or affirmed)
before me on this 16th day of April, 20 25 by
Ian M. Duncan,
proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.

Signature
(Seal)

JACQUELINE BUI
Notary Public - California
Contra Costa County
Commission # 2438694
My Comm. Expires Mar 14, 2027

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