Karen Johnson
Batch # 1278344
05/28/2025 10 05 18 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250528-0041686

This Instrument was prepared by:

I. ALLAN OBERMAN, ESQ.
5850 Canoga Ave., Suite 400
Woodland Hills, CA 91367

AFTER RECORDING RETURN TO:
MAIL TAX STATEMENTS TO:

Michael Bluestein
7878 Shadyspring Drive
Burbank, CA 91504

QUITCLAIM DEED

The undersigned grantors declare:

Documentary transfer tax is 0 00. This conveyance transfers the Grantor's interest into his Revocable Living Trust.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **MICHAEL BLUESTEIN, UNMARRIED**, who resides at 300 S. Sante Fe Ave , Apt 672, Los Angeles, California, 90013, HEREBY REMISES, RELEASES AND QUITCLAIMS TO **MICHAEL BLUESTEIN, Trustee of THE MICHAEL BLUESTEIN 2024 SEPARATE PROPERTY TRUST dated April 8, 2024**, who resides at 300 S. Sante Fe Ave., Apt 672, Los Angeles, California, 90013, the following described real property in the County of Davidson, State of Tennessee:

> Land in Davison County, Tennessee, being Lot No. 23 on Plan of Heritage Square, Phase One, Second Revised Plan, of record in Plat Book 5200, Page 282, 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 MICHAEL BLUESTEIN, unmarried, by Warranty Deed from DAVID WILSON, unmarried, of record in Instrument No. 20211217-0167131 Register's Office for Davidson County, Tennessee, dated November 30, 2021 and recorded on December 17, 2021
>
> This conveyance is subject to any and all existing easements and restrictions as shown of record

Commonly known as: 706 Heritage Square, Madison, TN 37115

MAP/PARCEL No: 042-07-0A-023-00

Dated: May 15, 2025

MICHAEL BLUESTEIN

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 May 15, 2025, before me, ALLAN OBERMAN Notary Public, personally appeared MICHAEL BLUESTEIN, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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)

