Karen Johnson Davidson County
Batch# 1278711 DEEDQC
05/29/2025 12:26:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250529-0042163

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0.00. This is an exempt transfer.
MUSIC CITY ESTATE LAW **1650 MURFREESBORO ROAD** **SUITE 130** **FRANKLIN, TN 37067** **(615) 628-7775** JUSTIN M. GILBERT NOTARY PUBLIC TENNESSEE My Comm Exp. April 14, 2029 COUNTY OF WILLIAMSON	Affiant Subscribed and sworn to before me, this May 29 2025. Notary public My commission Expires: 4-19-2029

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
The Bluebelle Nashville, LLC 14240 Riva Ridge Circle Auburn, CA 95602	The Bluebelle Nashville, LLC 14240 Riva Ridge Circle Auburn, CA 95602	093 04 0 087.00

FOR AND IN CONSIDERATION of Zero Dollars ($0.00), the receipt of all of which is hereby acknowledged, Jessica Anne Leach-Simon and Andrew Arthur Simon, wife and husband, do hereby quitclaim, transfer and convey unto The Bluebelle Nashville, LLC, a Tennessee limited liability company, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly 40 feet on Lot 41 and the westerly 8 feet on Lot 42 on the map of A.J. Caldwell's Subdivision of the Hobson Lands, of record in Book 421, 78, Register's Office for said county.

Said part of Lot Nos. 41 and 42 front together 48 feet on the northerly margin of Dew Street, formerly Caldwell Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jessica Anne Leach-Simon and Andrew Arthur Simon, wife and husband, from Andrew Russell and Megan Russell, husband and wife by Warranty Deed dated

August 14, 2024, and recorded on August 15, 2024, as Document No. 20240815-0062634, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 1007 Dew Street, Nashville, Tennessee 37206

Witness my hand this 17 day of May 2025.

Jessica Anne Leach-Simon, Grantor

Andrew Arthur Simon, Grantor

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

Personally appeared before me, Notary Public, Jessica Anne Leach-Simon and Andrew Arthur Simon, Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, _____, 2025.

[Seal]

* See attached for Notary *
_____, Notary Public
My commission expires: _____

CALIFORNIA ACKNOWLEDGMENT

California Civil Code § 1189

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 Placer

On 5/17/2025 before me, Cabe Chittock, Notary Public,

personally appeared Jessica Anne Leach-Simon & Andrew Arthur Simon,

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)

CABE CHITTOCK
COMM. # 2478601
NOTARY PUBLIC - CALIFORNIA
PLACER COUNTY
COMM. EXPIRES JAN. 5, 2028

OPTIONAL

Additional information provided in this section is not required however may deter fraudulent attachment of this certificate to a document other than originally intended.

Description of Attached Document:

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s):

Signer's Name: _____

Capacity Claimed:

☐ Individual ☐ Trustee ☐ Attorney-in-Fact
☐ Guardian or Conservator
☐ Corporate Officer - Title(s) _____
☐ Other _____

Signer is Representing: _____

Capacity(ies) Claimed by Signer(s):

Signer's Name: _____

Capacity Claimed:

☐ Individual ☐ Trustee ☐ Attorney-in-Fact
☐ Guardian or Conservator
☐ Corporate Officer - Title(s) _____
☐ Other _____

Signer is Representing: _____

Notary Certificate attached pursuant to California Civil Code § 1189

CERTIFICATE OF AUTHENTICITY

I, Madelyn Stampley, do hereby make oath that I am 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 May 17, 2025.

Name: Madelyn Stampley
Date: 05/29/2025

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The foregoing Certificate of Authenticity was acknowledged before me by Justin M. Gilbert, Notary Public, on May 29, 2025.

Witness my hand and official seal.

[Seal]

JUSTIN M. GILBERT
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 14, 2029
COUNTY OF WILLIAMSON

Justin M. Gilbert, Notary Public
My commission expires: 04/14/2029