Karen Johnson Davidson County
Batch# 1283584 DEEDQC
06/09/2025 02:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250609-0045273

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client without benefit of title search.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
1015C Nashville, LLC 1900 Cabana Drive San Jose, CA 95125	New Owner	105-01-0P-003.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Luis Santizo and Nicole Santizo, husband and wife,** by these presents does hereby quitclaim and convey unto **1015C Nashville, LLC, a Tennessee limited liability company,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit 1015-C Gulch View, as shown on Exhibit "C-2" in the Declaration of Covenants, Conditions and Restrictions for Gulch View a Horizonal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-1 OJ, et seq. of record in Instrument No. 20160204-0010828, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of Gulch View, **a** Horizontal Property Regime contained **in** said Declaration, the plat filed at Exhibit "C-2" to said Declaration appearing in Instrument No. 20160204-0010828, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein, and together with the undivided percentage interest in the common elements appurtenant to said Units as set forth in said Declaration. Unit 1015-C, Gulch View was formerly known as Unit C, 1015 12th Avenue South Townhomes.

Being the same property conveyed to JCG Holdings, LLC, by deed of record in Instrument No. 20180716-0068885, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Luis Santizo and Nicole Santizo, husband and wife, by Warranty Deed of record in Instrument No. 20210907-0119596, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 4 day of June 2025.

Luis Santizo

Nicole Santizo

Nicole Santizo

STATE OF California
COUNTY OF Santa Clara

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Luis Santizo and Nicole Santizo with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4 day of June 2025.

Notary Public

My Commission Expires: 12/05/2025

CA NOTARY CERTIFICATE ATTACHED

JEAN L. LEE
COMM. # 2385465
NOTARY PUBLIC • CALIFORNIA
SANTA CLARA COUNTY
MY COMM. EXP. DECEMBER 5, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 9 day of June 2025.

Affiant

My commission expires: 9/8/25
(Affix Seal)

Notary Public

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

California All-Purpose Certificate of 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 Santa Clara **S.S.**

On 06/04/2025 before me, Jean L. Lee, Notary Public

personally appeared Luis Antonio Santizo & Nicole Claudine Santizo

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.

JEAN L. LEE
COMM. # 2385465
NOTARY PUBLIC • CALIFORNIA
SANTA CLARA COUNTY
MY COMM. EXP. DECEMBER 5, 2025

WITNESS my hand and official seal.

OPTIONAL INFORMATION

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) _____
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

Additional Signer Signer(s) Thumbprints(s)

_____

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 4. 2025.

Affiant Signature

9th day of June, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

