This Instrument Prepared By:

Blue Note Title, LLC
5120 Virginia Way
Suite B13
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1289844 DEEDQC
06/25/2025 10:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250625-0049987

Name and Address of New Owner:
Greg, LLC
26033 Getty Drive
Laguna Niguel, CA 92677

Send Tax Bills To:
Greg, LLC
26033 Getty Drive
Laguna Niguel, CA 92677

Map & Parcel No:
096-14-0-102

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Gregory J. Simmons**, "the Grantor," convey and quitclaim hereby quitclaim and convey unto **Greg, LLC, a Tennessee Limited Liability Company,** "the Grantee, ("Grantee"), its successors and assigns, all of my right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 758, on the plan of Cloverhill Subdivision, Section 9, as of record in Book 2331, Page 44, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot 758 fronts 75 feet on the southeasterly side of Twin Lawn Drive and runs back 206.7 feet on the southwesterly line and 209.4 feet on the northeasterly line to a dead line in the rear, on which it measures 62 feet.

Being the same property conveyed to Greg, LLC by Warranty Deed, from Mark Kelly Francis, a single man and David Craig Francis, a single man dated September 12, 2024 and recorded September 16, 2024 at Instrument Number 20240916-0071414 in the Register's Office of Davidson County, Tennessee. Further conveyed to Gregory J. Simmons by Quitclaim Deed dated May 15, 2025 and recorded on May 19, 2025, from Greg, LLC, a Tennessee limited liability company, of record in Instrument Number 20250519-0039130, said Register's Office.

This is improved property known as 2915 Twin Lawn Dr, Nashville, TN 37214.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 16 **day of** June, 2025

Gregory J. Simmons

STATE OF CA
COUNTY OF Orange

On this 16th day of June, 20 25, before me, the undersigned, personally appeared **Gregory J. Simmons**, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NJ Kehoe My Commission Expires: 8.12.26
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Williamson

Notary Certificate Attached

The actual consideration for this transfer is **$0.00.**

AFFIANT

Subscribed and sworn to before me this 25 day of June, 2025.

Linda M Smith
NOTARY PUBLIC
My Commission Expires: 2/7/2026

LINDA M. SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

202506250049987

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **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 Orange)

On June 16, 2025 (Date) before me, PJ Kehoe, Notary Public (Here Insert Name and Title of the Officer)

Personally appeared Gregory J. Semmons (Name(s) of Signer(s))

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.

PJ KEHOE
Notary Public - California
Orange County
Commission # 2410788
My Comm. Expires Aug 12, 2026

Signature PJ Kehoe
Signature of Notary Public

Place Notary Seal Above

---------- ***OPTIONAL*** ----------

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document Quitclaim deed Document Date _____

Number of Pages _____ Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer(s)

Signer's Name	Signer's Name
☐ Corporate Officer—Title(s)	☐ Corporate Officer—Title(s)
☐ Partner ☐ Limited ☐ General	☐ Partner ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other	☐ Other
Signer Is Representing	Signer Is Representing

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I, Andy Maloney, 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 6/25/2025 (date of document).

Affiant Signature
Date 6/25/2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 25 day of June, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

202506250049987