Karen Johnson
Batch # 1303576
07/30/2025 11 26 09 AM
Fees $22 00 Taxes $0 00

Davidson County
DEEDQC
4 pgs

20250730-0060173

This instrument was prepared on the basis of information furnished by the parties hereto without the benefit of a title examination by
The Hill Firm, PLLC
PO Box 150529
Nashville, Tennessee 37215

New Owner:	Tax Bills To:	Map/Parcel No:
Bud Properties LLC	**Same as Owner**	**119-07-0-126.00**
211 Bell Canyon Rd		
Bell Canyon, CA 91307		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00) cash in hand paid by the hereinafter named grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned OR NITZAN, married, has bargained and sold, and by these presents do remise, release and QUITCLAIM unto BUD PROPERTIES LLC, all of his right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit·

Being Lot No. 7 on PLAN OF GLENROSE ACRES of record in Book 3842, Page 149, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Or Nitzan, married, by Special Warranty Deed dated July 20, 2009, and executed by Bank of America, National Association as successor by merger to LaSalle Bank National Association as Trustee for certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2006-HE7, and recorded as Instrument No. 20090728-0070645 in the Register's Office for Davidson County, Tennessee.

This is real property known as 2524 Glenrose Avenue, Nashville, TN 37210.

This conveyance is subject to all restrictions of record, all easements of record, all visible easements, all matters appearing on the plan of record and all applicable government and zoning regulations.

IN WITNESS WHEREOF, the undersigned have caused this Quitclaim Deed to be executed on this 7 day of July, 2025.

OR NITZAN

OR NITZAN

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 Los Angeles)

On 7/7/25 (Date) before me, M. WEBB, Notary Public (Here Insert Name and Title of the Officer),

personally appeared OR NITZAN (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

M. WEBB
Notary Public - California
Los Angeles County
Commission # 2457500
My Comm. Expires Aug 4, 2027

Signature _____
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 Parcel # 119-01-0-126.00
Document Date 7/7/25 Number of Pages 2
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 _____

©2016 National Notary Association • www NationalNotary org • 1-800-US NOTARY (1-800-876-6827) Item #5907

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.

DR NITZAN
Affiant

Subscribed and sworn before me, this _____ day of _____, 20___.

SEE ATTACHED
Notary

CALIFORNIA JURAT **GOVERNMENT CODE § 8202**

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

Subscribed and sworn to (or affirmed) before me on

this 14th day of July, 2025, by

Date *Month* *Year*

(1) OR NITZAN

(and (~~2~~) _____),

Name(~~s~~) of Signer(~~s~~)

proved to me on the basis of satisfactory evidence to be the person(~~s~~) who appeared before me

M WEBB
Notary Public - California
Los Angeles County
Commission # 2457500
My Comm. Expires Aug 4, 2027

Place Notary Seal and/or Stamp Above

Signature _____

Signature of Notary Public

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 Cost Statement

Document Date 7/14/25 Number of Pages 1

Signer(s) Other Than Named Above _____

©2019 National Notary Association