INSTRUMENT PREPARED BY:
John T. Resso, Esq.
JOHN T. RESSO, A PROFESSIONAL LAW CORP.
1020 15th Street, Suite 24
Modesto, California 95354

RETURN INSTRUMENT TO:
John T. Resso, Esq.
JOHN T. RESSO, A PROFESSIONAL LAW CORP.
1020 15th Street, Suite 24
Modesto, California 95354

Karen Johnson Davidson County
Batch # 1304365 DEEDQC
08/01/2025 10 00 50 AM 3 pgs
Fees $17 00 Taxes $0 00
20250801-0061016

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Grantors ROBERT L. GRANBERG and STACY L. GRANBERG, Co-Trustees of THE GRANBERG FAMILY TRUST, dated June 30, 2020, and any amendments thereto, on this 12th day of May, 2025, for and in consideration of the sum of One and no/100 Dollars, do hereby bargain, sell, release, remise, quitclaim, and convey unto GRANBERG PROPERTIES GROUP, LLC, a California limited liability company all of Grantors' right, title, and interest in and to that certain real property situated in Davidson County, Tennessee, being bounded and described as follows:

> Land in Davidson County, Tennessee, being Unit 5804A of Homes at 5804 Morrow Road, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for Homes at 5804 Morrow Road, A Horizontal Property Regime with Private Elements, of record as Instrument No. 20180629-0063370, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of Homes at 5804 Morrow Road, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20180629-0063370, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copies herein for a more complete identification and description of said Unit.
>
> Being the same property conveyed to Robert L. Granberg and Stacy L. Granberg, Co-Trustees of The Granberg Family Trust, dated June 30, 2020, and any amendments thereto, by Quitclaim Deed from Robert L. Granberg and Stacy L. Granberg, husband and wife, dated April 26, 2022, and recorded May 9, 2022, of record as Instrument No. 20220509-0052750, in the Register's Office for Davidson County, Tennessee.

No 20211216-0166581, in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed this 12th day of May, 2025, at Modesto, Stanislaus County, California.

THE GRANBERG FAMILY TRUST,
a California revocable trust

By: _____
Robert L. Granberg, Co-Trustee

By: _____
Stacy L. Granberg, Co-Trustee

ACKNOWLEDGEMENT

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 Stanislaus)

On May 12, 2025, before me, Jenifer Jackson, Notary Public, personally appeared ROBERT L. GRANBERG and STACY L. GRANBERG, 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.

JENIFER JACKSON
Notary Public - California
Stanislaus County
Commission # 2374996
My Comm Expires Oct 9 2025

Signature _____ (Seal)

I, STACY L. GRANBERG, am the Manager of GRANBERG PROPERTIES GROUP, LLC, the Grantee under the foregoing Quitclaim Deed, and I hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is One Dollar ($1.00).

Executed this 12th day of May, 2025, at Modesto, Stanislaus County, California.

STACY L. GRANBERG

CALIFORNIA JURAT WITH AFFIANT STATEMENT

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 Stanislaus)

Subscribed and sworn to (or affirmed) before me on this 12th day of May, 2025, by STACY L. GRANBERG, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

WITNESS my hand and official seal.

Signature _____ (Seal)

JENIFER JACKSON
Notary Public - California
Stanislaus County
Commission # 2374996
My Comm. Expires Oct 9 2025

PROPERTY OWNER NAME AND MAILING ADDRESS:

GRANBERG PROPERTIES GROUP, LLC
Attn.: Stacy L. Granberg, Manager
2324 Jonathan Court
Escalon, CA 95320

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF PROPERTY TAXES:

SAME/OWNER

PROPERTY ADDRESS:

5804 A Morrow Road
Nashville, TN 37209

MAP AND PARCEL NO.:

091 06 2G 001.00