Karen Johnson Davidson County
Batch# 1315378 DEEDQC
08/27/2025 11:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250827-0068618

QUITCLAIM DEED

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

T-QCD-25-5900

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August, 2025.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
5900 CALIFORNIA AVE LLC, a Tennessee limited liability company	**New Owner**	
(NAME) **2079 Edison Park Lane,**	(NAME)	**091-02-0-243.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JORDAN ARAND AND VICTORIA HERRERA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **5900 CALIFORNIA AVE LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot. 1 of Block No. 18 on the Cherokee Park Subdivision, a plan of said subdivision is of record in Book 161, Page 75, Register's Office for said county, which plan shows the location of the Streets, but does not show Block No.18, According to an unrecorded plan of Block 18, said Lot No. 1 is described as follows:

Beginning at the Northwest corner of California Avenue and 58th Avenue North, Formerly 17th Street; thence with the Northerly margin of California Avenue, Westwardly 92 feet to the corner of Lots Nos. 1 and 3; thence Northwardly with the diving line between lots Nos. 1 and 3; 117.9 feet, more or less, to the Westerly Margin of 58th Avenue North; thence with said Avenue Southwardly 150 feet, more or less to the beginning.

Being the same property conveyed to Jordan Arand and Victoria Herrera by Warranty Deed from Dorothy Faulkner, a single woman record in Instrument No. 20250103-0000638, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **5900 California Avenue, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 26 day of August, 2025.

Jordan Arand

Victoria Herrera

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JORDAN ARAND AND VICTORIA HERRERA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 day of AUGUST, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT
CERTIFICATE OF AUTHENTICITY

I, Brian Mitchell, 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 August 26, 2025 (date of document).

Brian Mitchell

Affiant Signature

Date August 26, 2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this the 26th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25

