Recording Requested By and
When recorded mail document to

Dependable Title Services, Inc
2761 Saturn Street Ste K
Brea, CA 92821

Map-Parcel 149 07 0C 031 00

QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1330387 DEEDQC
10/06/2025 08 23 56 AM 4 pgs
Fees $22 00 Taxes $0 00

20251006-0079286

Prepared and Recording Requested By
and When Recorded Mail Document
and Tax Statements to

Berean Properties, LLC
1407 Kallins St
Tustin, CA 92782

Map-Parcel. 149 07 0C 031.00

QUITCLAIM DEED

The undersigned declares that the Documentary Transfer Tax is $0 00
County Tax $ 0 , and City Tax $ 0 and is

In the case of quiclaim deeds, the tax shall be based only on the actual consideration given for the conveyance T C.A 67-4-409(a)(1)(D)
$0 00 Consideration

[ ] computed on the full value of the property conveyed, OR IS
[ ] computed on the full value less value of liens or encumbrances remaining at the time of sale.
[ ] Unincorporated area [x] City of Antioch

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Bryan David Crain and Natasha Roxanne Crain, Trustees of the Bryan Crain and Natasha Crain Trust-2005, UDT
hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) ~~to~~ and All right, title and interest in the property to:
Berean Properties, LLC , address of new owner: 1407 Kallins St, Tustin, CA 92782
the following real property located in the City of Antioch, County of Davidson , State of Tennessee,
and more particularly described as follows Land in Davidson County, Tennessee, being all of Lot No 31, on the Plan of Final Plat Highland of Chelsea Village, Section Two, as shown by plat appearing of record in instrument 200506150068393, of Register's Office of Davidson County, Tennessee, to which plat reference is herby made for more complete details of said lot.
Being the same property conveyed to grantors by Quitclaim Deed recorded at Instrument Number 20090113-003418 in the Register's Office of Davidson County, Tennessee
Property commonly known as· 3312 Clapham Rd, Antioch, TN 37013
Dated August 19, 2025

The Bryan Crain and Natasha Crain Trust-2005, UDT

Bryan David Crain, Trustee

The Bryan Crain and Natasha Crain Trust-2005, UDT

Natasha Roxanne Crain, Trustee

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 } SS

On, September 15, 2025, before me, Adriana Ochoa
a Notary Public, personally appeared Bryan David Crain and Natasha Roxanne Crain
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 on the instrument the person(s), or the entity upon behalf of which the person 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

ADRIANA OCHOA
Notary Public - California
San Diego County
Commission # 2416101
My Comm. Expires Sep 15, 2026

Mail Tax Statements as directed above

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 $0.00.

Affiant Cristian Herrera

Subscribed and sworn before me, this _____ day of _____, 2025.

_____
Notary

SEE ATTACHED FOR NOTARY

JURAT

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

Subscribed and sworn to (or affirmed) before me on this 01 day of October,

20 25 by Cristian Herrera,

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

Signature (Seal)

TABITHA GILLING
COMM # 2412164
ORANGE County
California Notary Public
Comm Exp Aug. 4, 2026

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Deeds Tranferring Property
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date —

Additional information

INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat There are no exceptions If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one with does contain the proper wording In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document The document must be signed AFTER the oath or affirmation If the document was previously signed, it must be re-signed in front of the notary public during the jurat process

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed
- Print the name(s) of the document signer(s) who personally appear at the time of notarization
- Signature of the notary public must match the signature on file with the office of the county clerk
- The notary seal impression must be clear and photographically reproducible Impression must not cover text or lines If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form
  - ❖ Additional information Is not required but could help to ensure this jurat is not misused or attached to a different document
  - ❖ Indicate title or type of attached document, number of pages and date
- Securely attach this document to the signed document with a staple