PREPARED BY AND MAIL RECORDED INSTRUMENT TO:
Darin Karpel, Attorney at Law
Karpel Law Firm
4500 Park Granada, Suite 202
Calabasas, CA 91302

MAIL FUTURE BILLS TO:
Zane Alajou, Trustee of the Zane Alajou Trust
255 Main Street, #101
Venice, CA 90291

Karen Johnson Davidson County
Batch# 1333152 DEEDQC
10/10/2025 11:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251010-0081192

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Zane S. Alajou ("Grantor") , an single man, whose address is 255 Main Street, #101, Venice, CA 90291, the receipt and sufficiency of which is hereby acknowledged, do hereby remise, release, and forever quitclaim unto Zane Alajou, Trustee of the Zane Alajou Trust ("Grantee"), whose address is 255 Main Street, #101, Venice, CA 90291, all right, title, and interest in and to the following described real property situated in the County of Davidson, State of Tennessee, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 2354 Cooper Terrace, Nashville, TN 37216
Prior instrument referenced: 20210609-0077668
Parcel: 073-09-0-244.00

Together with all the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

~~TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and unto his heirs and assigns forever, so that neither the said Grantor, nor Grantor's heirs, executors, administrators, or assigns shall at any time claim or demand any right or title to the aforesaid premises or appurtenances or any part thereof.~~ Exempt from Tennessee realty transfer tax pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi). No oath of value required under T.C.A. § 67-4-409(a)(1)(E).

IN WITNESS WHEREOF, I have hereunto set my hand this 26 day of Sept , 2025.

Zane S. Alajou, Grantor

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 OFLOS ANGELES

On 9/26/2025 before me, Thunderwolf, a Notary Public, personally appeared Zane S. Alajou 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.

Signature _____ (Seal)

THUNDERWOLF
Notary Public - California
Los Angeles County
Commission # 2441387
My Comm. Expires Apr 11, 2027

EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot Nos. 18-A and 18-B on the Plan of Zone Lot Division Cooper Lane Estates for Lots 10 &18, of record in Plat Book 5200, Page 567 and Book 6900, Page 670, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 18 fronts 69.01 feet on the Southerly margin of Cooper Terrace and extends back 234,42 feet on the Easterly line and 247.49 feet on the Westerly line to a dead line in the rear, measuring 87.93 feet thereon.

Tennessee Certification of Electronic Document

I, Darin Karpel, 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 9/26/2025 (date of document).

Affiant Signature

10/8/2025
Date

State of California

County of Los Angeles

Sworn to and subscribed before me this 8th day of October, 2 25.

Caryn Karpel
Notary's Signature

MY COMMISSION EXPIRES: 4/18/2026

NOTARY'S SEAL

CARYN KARPEL
Comm. #2401148
California - Notary Public
Los Angeles County
Comm. Expires April 18, 2026

202510100081192