Karen Johnson Davidson County
Batch# 1342758 DEEDQC
11/07/2025 11:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251107-0088857

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF California
COUNTY OF Los Angeles

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 5 day of November, 2025.

My Commission Expires: Jan 5, 2026

NOTARY PUBLIC

GRACE TSOLNG
Notary Public - California
Los Angeles County
Commission # 2389500
My Comm. Expires Jan 5, 2026

Address New Owners as Follows:
Dante Colombatti
306 Monterey Boulevard
Hermosa, CA 90254

Send Tax Bills To:
New Owner

Map-Parcel:
105-03-0-095.00

QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, **1071 Nashville, LLC, a California limited liability company,** (Grantor), does hereby quitclaim and convey all its undivided right, title and interest in the hereinafter described property to **DANTE COLOMBATTI,** individually as sole vested owner. To wit:

Land situated in Davidson County, Tennessee being the Southerly 30 feet of Lot No. 24 on the Plan of Paul's Elysian Grove Lots, as of record in Plat Book 1, Page 134, Chancery Court at Nashville.

Said part of Lot No. 24 fronts 30 feet on the Westerly side of Second Avenue South, formerly Market Street, and runs back between parallel lines, 135 feet more or less to an alley.

Being the same property conveyed to Dante Colombatti and Cathy Colombatti, by Warranty Deed from Josh Hellmer and wife, Jennifer Hellmer, of record as Instrument No. 20230919-0073243, Register's Office of Davidson County, Tennessee; and being the same property conveyed to 1071 Nashville, LLC, by Quitclaim Deed from Dante Colombatti and Cathy Colombatti, of record as Instrument No. 20250131-0007455, Register's Office of Davidson County, Tennessee.

This is improved property known as 1071 2nd Avenue South, Nashville, TN 37210

Said property conveyed is subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee. This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 5 day of NOVEMBER, 2025.

1071 Nashville, LLC
By: Dante Colombatti
Its: Manager

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Dante Colombatti**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who proved to me that he is the Manager of **1071 Nashville, LLC**, and who, upon oath, acknowledged that he has the authority to convey the property on the Company's behalf, and who further acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand and seal, this 5 day of November, 2025.

Notary Public

My Commission Expires: Jan 5, 2026

GRACE TSOUNG
Notary Public - California
Los Angeles County
Commission # 2389500
My Comm. Expires Jan 5, 2026

Certificate of Authenticity

I, Russell T. McCann, 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

11-5-25.

Date

Affiant Signature

11-5-25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of November, 2025.

Notary's Signature

My Commission Expires: _____

Date

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON

Notary's Seal (if on paper)