AFTER RECORDING RETURN TO:
Zafrir Yerushalmi
3092 Galveston Dr
Simi Valley, CA 93063

Karen Johnson Davidson County
Batch# 1350519 DEEDQC
11/25/2025 08:13:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251125-0093806

M.I.S. FILE NO
2055849

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Map & Parcel: 075 11 0 067.00

THIS QUITCLAIM DEED is made this 11**th** day of **July 2025**, by and between:

Grantor:

YERUSHA ESTATES LLC, a Wyoming limited liability company, having its principal office at **3092 Galveston Dr., Simi Valley, CA 93063**,

and

Grantee:

Zafrir Yerushalmi and Shira Yerushalmi, Trustees of the Zafrir and Shira Yerushalmi Living Trust dated January 23, 2019, formed under the laws of the State of California, with an address of **3092 Galveston Dr., Simi Valley, CA 93063**.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor hereby quitclaims, conveys, and transfers to the Grantee all of the Grantor's right, title, and interest in and to the following described real estate, situated in **Davidson County**, State of Tennessee:

Property Address:
505 Belgium Drive, Hermitage, TN 37076

Legal Description:
Land in Davidson County, Tennessee, being Lot No. 373 on the plan of Section 3, Highlands of Tulip Grove, as shown on the plat of record in Plat Book 4675, Page 140, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

~~TO HAVE AND TO HOLD the same unto the said Grantee, as Trustee of said Trust, and the Grantee's successors and assigns, forever, so that neither the Grantor nor any person or entity claiming under the Grantor shall have any claim, right, or title to the premises or any part thereof.~~

Being the same property conveyed to Yerusha Estates, LLC by Deed from Taylor P Grisham and Jesse R Grisham III, Wife and Husband recorded November 18, 2024 Instrument No: 20241119-0089900 of the Registers office of Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed by its duly authorized representative the day and year first above written.

GRANTOR:

YERUSHA ESTATES LLC, a Wyoming Limited Liability Company

Date: 8/6/2025 8/6/2025

By: _____

Name: Zafrir Yerushalmi

Title: Manager

CALIFORNIA NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF VENTURA

On 8/6/25 before me, ATTILA CSUPO, Notary Public, personally appeared **Zafrir Yerushalmi**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, 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.

Notary Public

(Seal)

ATTILA CSUPO
COMM. #2511703
Notary Public - California
Los Angeles County
My Comm. Expires Mar. 2, 2029

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ California)
) SS:
COUNTY OF Ventura)

I or we, hereby swear or affirm that, to the best of the Affidavit's knowledge, information, and belief, the actual consideration for this transfer is $0.00. Pursuant to Tenn. Code Ann § 67-4-409(a)(4), the tax is based only on actual consideration given for a conveyance and not the value of the property.

Zafrir Yerushalmi

Witness my hand, at office, this 21st day of Aug., 2025.

NOTARY STAMP/SEAL

BAGHEL SINGH DHANOA
Notary Public - California
Ventura County
Commission # 2453365
My Comm. Expires Aug 12, 2027

NOTARY PUBLIC

Notary Commission Expires: Aug 12, 2027

This instrument was prepared by:
Zafrir Yerushalmi
3092 Galveston Dr
Simi Valley, CA 93063

Owner/Responsible Taxpayer:
Zafrir Yerushalmi
3092 Galveston Dr
Simi Valley, CA 93063

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Angelia Webb, 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 6, 2025 (date of document)

Angelia Webb

Affiant Signature - Angelia Webb

Date: August 13 2025

State of Ohio
County of Cuyahoga

Sworn to and subscribed before me this 13th day of August, 2025.

Angela Eatmon

Notary Public

ANGELA EATMON
Notary Public
State of Ohio
My Comm. Expires
February 23, 2026

My Commission Expires: 02/23/2026

Notary Seal