QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1353104 DEEDQC
12/03/2025 10:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251203-0095790

STATE OF California
COUNTY OF Orange

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF November, 2025.

Notary Public

MY COMMISSION EXPIRES: June 8, 2026
(AFFIX SEAL)

WILLIAM ERIC WARNECKE
Notary Public - California
Orange County
Commission # 2407435
My Comm. Expires Jun 8, 2026

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
295 PLUS PARK BLVD 107, LLC, A TENNESSEE LIMITED LIABILITY COMPANY	**SAME**	
(NAME) **515 11TH STREET**	(NAME)	**119-03-0B-040.00-CO**
(ADDRESS) **Huntington Beach, CA 92648**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **BRYAN DAVIDGE, AN UNMARRIED MAN** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **295 PLUS PARK BLVD 107, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("GRANTEE") ITS REPRESENTATIVES AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 107, BUILDING 295, ON THE PLAN OF BRADFORD FLATS CONDOMINIUM, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN EXHIBIT "B" IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN INSTRUMENT NO. 20220222-0019981, AMENDED IN INSTRUMENT NO. 20220606-0064634, AS FURTHER AMENDED AND RE-STATED IN INSTRUMENT NO. 20220815-0092382 AND CORRECTED IN INSTRUMENT NO. 20220901-0098691, AND FURTHER AMENDED IN INSTRUMENT NO. 20230317-0019399, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SCHERER ELITE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM DILL PROPERTY HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 20240405-0024239, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 02, 2024 AND RECORDED ON APRIL 05, 2024.

FURTHER BEING THE SAME PROPERTY CONVEYED TO BRYAN DAVIDGE, AN UNMARRIED MAN BY WARRANTY DEED FROM SCHERER ELITE PROPERTIES, LLC, OF RECORD IN INSTRUMENT NO. 20251117-0091380, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 30, 2025 AND RECORDED ON NOVEMBER 17, 2025.

This is Improved Property commonly known as: 295 Plus Park Blvd #107, Nashville, TN 37217.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 21 day of November, 2025.

BRYAN DAVIDGE

ACKNOWLEDGMENT

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)

On November 21, 2025 before me, William Eric Warnecke, Notary Public
(insert name and title of the officer)

personally appeared Bryan Davidge,
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)

WILLIAM ERIC WARNECKE
Notary Public - California
Orange County
Commission # 2407435
My Comm. Expires Jun 8, 2026

Certificate of Authenticity

I, BRANDON LIPPMAN, 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 **November 21, 2026**.

Date

Affiant Signature

12/2/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **2nd** day of **December**, 20**25**.

Notary's Signature

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)

