Karen Johnson Davidson County
Batch# 1363155 DEEDQC
12/30/2025 03:36:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251230-0103910

QUITCLAIM DEED

MATTIE MARTIN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/05/2029 DAVIDSON COUNTY

T-CR-25-99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF 12, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/05/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Fairway Capital Group, LLC	**New Owner**	
(NAME)	(NAME)	**071-15-1A-009.00-CO**
416 Plata Court,		
(ADDRESS)	(ADDRESS)	
Danville, CA 94526		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JED LAWRENCE CLOERN, MARRIED MATTHEW SCOTT ROBERTS, MARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **FAIRWAY CAPITAL GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON**COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 9 on the Plan of The Lucy, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220929-0107701, amended in Instrument No. 20230413-0027178, and Instrument No. 20241210-0096015, 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 Jed Lawrence Cloern, married, and Matthew Scott Roberts, married, of record in Instrument No. 20251210-0098026, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **99 Lucille Street, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 12 day of December, 2025.

Jed Lawrence Cloern

Matthew Scott Roberts

SEE NOTARY ATTACHMENT

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JED LAWRENCE CLOERN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ____ of _____, 20____.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW SCOTT ROBERTS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ____ of _____, 20____.

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 Santa Clara)

On 12/12/2025 before me, Kunal Dave, Notary Public
(insert name and title of the officer)

personally appeared Jed Lawrence Cloern,
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.

KUNAL DAVE
Notary Public - California
Santa Clara County
Commission # 2404411
My Comm. Expires Jun 11, 2026

Signature _____ **(Seal)**

Witness my/our hand(s) this the 19 day of DECEMBER, 2025

Jed Lawrence Cloern

Matthew Scott Roberts

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JED LAWRENCE CLOERN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ____ of _____, 20____.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF California

COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW SCOTT ROBERTS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of December, 2025.

Notary Public
My Commission Expires: 8/19/2029
(SEAL)

KYMBERLEE SMITH
Notary Public - California
Orange County
Commission # 2528722
My Comm. Expires Aug 19, 2029

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT
CERTIFICATE OF AUTHENTICITY

I, Brian Mitchell, 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 December 30, 2025 (date of document).

Brian Mitchell

Affiant Signature

Date December 30, 2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this the 30th day of December 2025.

Mattie Martin

Notary's Signature

MY COMMISSION EXPIRES: 11/05/29

