**This Instrument Prepared By:**
Reginald Harrion, Esq.
o/b/o DeedPro, LLC
1349 Galleria Drive Suite 100
Henderson, NV 89014
Phone: 702-736-6400

Karen Johnson Davidson County
Batch# 1366161 DEEDQC
01/06/2026 11:30:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260106-0000955

# QUITCLAIM DEED

| ADDRESS NEW OWNER AS FOLLOWS: | MAIL TAX STATEMENT TO: | MAP PARCEL NUMBERS: |
|---|---|---|
| Cari Garcia Hilger, et al<br>508 North Palm Drive<br>Beverly Hills, CA 90210 | Cari Garcia Hilger, et al<br>508 North Palm Drive<br>Beverly Hills, CA 90210 | Map/Parcel:<br>104 08 0C 005.00 |

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Cari Garcia Hilger and Jeffrey Thomas Hilger, wife and husband, and JSS Palm LLC** by these presents do hereby quitclaim and convey unto the said **Cari Garcia Hilger and Jeffrey Thomas Hilger, wife and husband**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to remove LLC from title.

This is unimproved ( ) property known as 1609 Deford Bailey Avenue Unit 5, Nashville, TN 37212
Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 30th day of December, 2025, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Cari Garcia Hilger

Jeffrey Thomas Hilger

**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 )
ss
**COUNTY OF** LOS ANGELES )

Personally appeared before me, Noppawan Jantarintu, a Notary Public in and for said County and State, Cari Garcia Hilger and Jeffrey Thomas Hilger the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~he/she/~~(they) executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Beverly Hills, CA this 30th day of December, A.D., 2025.

**NOTARY STAMP/SEAL**

NOPPAWAN JANTARINTU
Notary Public - California
Los Angeles County
Commission # 2441733
My Comm. Expires Apr 16, 2027

NOTARY PUBLIC
Notary Commission Expires: April 16th, 2027

**AFFIDAVIT OF VALUE**

**STATE OF** CALIFORNIA )
ss
**COUNTY OF** LOS ANGELES )

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.

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - (4).

Subscribed and sworn to before me this the 30th day of December, 2025.

(Affix Seal)

Affiant

Notary Public

NOPPAWAN JANTARINTU
Notary Public - California
Los Angeles County
Commission # 2441733
My Comm. Expires Apr 16, 2027

My Commission Expires: April 16th, 2027

Witness our hand this 30th day of December, 2025, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JSS Palm LLC

By: Jeffrey Thomas Hilger
Corporate Officer

Printed Name & Title: Jeffrey Thomas Hilger, Managing Member

**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 )
**SS**
**COUNTY OF** LOS ANGELES )

Before me, Noppawan Jantarintu, a Notary Public of the State and County aforesaid, personally appeared Jeffrey Thomas Hilger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be managing member of JSS Palm LLC, the within named bargainor, a limited liability company organized and operating under the laws of the State of California, and that he/she as such driver license executed the foregoing instrument for the purposes contained therein, by signing the name of the limited liability company by himself/herself as managing member.

**NOTARY STAMP/SEAL**

NOPPAWAN JANTARINTU
Notary Public - California
Los Angeles County
Commission # 2441733
My Comm. Expires Apr 16, 2027

WITNESS my hand and official seal, at office in Beverly Hills, CA this 30th day of December, 2025.

NOTARY PUBLIC
MY Commission Expires: April 16th, 2027

# EXHIBIT "A"
# LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON , STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY TENNESSEE, BEING UNIT NO. 5 ON THE PLAN OF PEABODY SQUARE CONDOMINIUM OF RECORD IN PLAT BOOK 6250, PAGE 177, REGISTER'S OFFICE FOR SAID COUNTY AS ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 6404, PAGE 545, AS AMENDED IN BOOK 6527, PAGE 254, BOOK 6653, PAGE 897, BOOK 6648, PAGE 635, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Cari Garcia Hilger and Jeffrey Thomas Hilger, wife and husband and JSS Palm LLC by Deed from Diana Partington, a single person of record in Document No. 20250722-0057904, said Register's Office.

# Certificate of Authenticity

I, Tracey L. Rusin, 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 12/30/2025.

Date

Tracey L Rusin

Affiant Signature

12/31/2025

Date

State of New York

County of Monroe

Sworn to and subscribed before me this 31 day of December, 20 25.

Christine N. Lawson

Notary's Signature

**Notary Signature**

My Commission Expires: 02/22/2028 Date

Notary's Seal (if on paper)

Christine N. Lawson
Notary Public, State of New York
Reg. No. 01LA6337415
Qualified in Ontario County
Commission Expires February 22, 2028