Karen Johnson Davidson County
Batch # 1429614 DEEDQC
06/09/2026 08:51:09 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260609-0051720

QUITCLAIM DEED

MAIL RECORDED DEED TO:

GINA AUBRY
LEWITT HACKMAN
16633 VENTURA BOULEVARD
11TH FLOOR
ENCINO, CA 91436

OWNER (SEND TAX BILLS TO):

SPARKY PROPERTIES LLC
8845 OAK PARK AVENUE
SHERWOOD FOREST, CA 91325

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, WARREN C. PRESS and ELIZABETH A. MESTNIK, husband and wife, and JASON PRESS, a married man (together herein, "Grantor"), each of whose address is 8845 Oak Park Avenue, Sherwood Forest, CA 91325, hereby bargains, sells, remises, releases, quit claims and conveys to SPARKY PROPERTIES LLC, a California limited liability company (herein, "Grantee"), whose address is 8845 Oak Park Avenue, Sherwood Forest, CA 91325, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 312 Hancock Street, Nashville, TN 37207

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(1)(D) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 28th day of January, 2026.

PIN NO: 082-07-0-320-00

This Instrument Prepared By: RAVEN PERRY-BEACH, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Warren C. Press

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.

ACKNOWLEDGMENT

State of California)
County of Los Angeles)

On January 31, 2026 before me, Carmen M. Ecker, the Notary Public, personally appeared Warren C. Press, 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.

CARMEN M. ECKER
Notary Public - California
Los Angeles County
Commission # 2543956
My Comm. Expires Jan 29, 2030

Signature Carmen M. Ecker (Seal)

GRANTOR:

Elizabeth A. Mestnik

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.

ACKNOWLEDGMENT

State of California)
County of Los Angeles)

On January 31, 2026 before me, Carmen M. Ecker, the Notary Public, personally appeared Elizabeth A. Mestnik, 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 Carmen M. Ecker (Seal)

CARMEN M. ECKER
Notary Public - California
Los Angeles County
Commission # 2543956
My Comm. Expires Jan 29, 2030

GRANTOR:

Jason Press

ACKNOWLEDGEMENT

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 Monterey)

On January 28, 2026, before me, Vauncia Parker, Notary Public, personally appeared Jason Press, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing 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.

VAUNCIA PARKER
Notary Public - California
Monterey County
Commission # 2494571
My Comm. Expires Aug 11, 2028

Notary Public in and for
said County and State

OATH OF CONSIDERATION

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

The actual consideration for this transfer is $0.00.

Grantee:

Sparky Properties LLC, a California limited liability company

By: _____
Printed Name: WARREN PRESS
Title: PRESIDENT

Subscribed and sworn to under oath before me, this ____ day of _____, 20___ by _____, as _____ of Sparky Properties LLC, a California limited liability company.

[Affix Notary Seal]

see below
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

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 Los Angeles
Subscribed and sworn to (or affirmed) before me on this 31st day of January, 20 26, by Warren C. Press, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Carmen M. Ecker (Seal)

CARMEN M. ECKER
Notary Public - California
Los Angeles County
Commission # 2543956
My Comm. Expires Jan 29, 2030

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot #25, on the East Nashville Real Estate Company's Plan of Lots, as of record in Plat Book 57, Page 11, Register's Office for Davidson County, Tennessee, which plat reference is here made for a more complete description thereof.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument # 20061013-0127373 on October 13, 2006.

PIN NO: 082-07-0-320-00

STREET ADDRESS: 312 Hancock Street, Nashville, TN 37207

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.