Karen Johnson
Batch # 1469739
09/08/2026 10:48:00 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260908-0082941

RECORDING REQUESTED BY AND TO BE RETURNED AFTER RECORDING TO:

Ryan Michael Darling, APC
3697 Arlington Ave.
Riverside, CA 92506

DEED PREPARED BY:
RYAN MICHAEL DARLING, APC
3697 ARLINGTON AVENUE
RIVERSIDE, CA 92506-3938

MAIL LEGAL NOTICES AND TAX STATEMENTS TO:

121 Neill Avenue #E Trust
17130 Van Buren Blvd. #487
Riverside, CA 92504

Documentary Transfer Tax $ 0 **No consideration for transfer** City of _____ or ☐ Unincorporated Area Computed on: X Full value of property conveyed, or X Computed on full value less liens & encumbrances remaining thereon at time of sale.
Reason for exemption: **Conveyance transfers the grantor's interest into grantor's revocable living trust. Rev. & Tax. Code 11930**, 0Signature of declarant or agent determining tax: RyanMichaelDarling Firm name: Ryan Michael Darling

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE FOLLOWING GRANTOR(S):	**Parcel # 082-12-3-C-005.00CO**
Steven Satcher and Nicole Satcher, husband and wife	

and in whatever form of name and in whatever capacity Grantor(s) hold title to this property
Hereby remise, Release, and forever Quitclaim to the following Grantee(s):
To the following Trustee(s) of the following trust (or to any successor trustee(s) thereof):

NAME OF TRUSTEE(S):	Steven John Satcher and Nicole Satcher, whose address is: 17130 Van Buren Blvd. #487, Riverside, CA 92504
NAME OF TRUST:	121 Neill Avenue #E Trust
DATE OF TRUST DOCUMENT:	AUG 18 2026

THE REAL PROPERTY SITUATED AS FOLLOWS:

CITY OF:		**COUNTY OF:**	Davidson	**STATE OF:**	Tennessee

SAID REAL PROPERTY IS DESCRIBED AS FOLLOWS:

See attached legal description, Exhibit A

Signature:	Signature:
STEVEN SATCHER	NICOLE SATCHER
DATE: 8-18-26	DATE: 8.18.26

Certificate Of Acknowledgment Of Notary Public

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: } SS
On 8-18-26 before me Benilda Duke
a Notary Public personally appeared:
Steven Satcher and Nicole Satcher
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:

NOTARY PUBLIC

SEAL:

BENILDA DUKE
Notary Public - California
Riverside County
Commission # 2511663
My Comm. Expires Mar 5, 2029

I hereby swear and affirm that the actual consideration for this transfer is 0 (zero), the same being the true and actual consideration for the property transferred.

Affiant: Nicole Satcher

Subscribed and sworn to before me this 18 day of August, 2026

Benilda Duke
Notary Public My Commission Expires: 3/5/29

BENILDA DUKE
Notary Public - California
Riverside County
Commission # 2511663
My Comm. Expires Mar 5, 2029

Exhibit A

Land in Davidson County, Tennessee, being Unit No. E, on the plan of LOCKEWOOD NEILL, formerly known as HOMES AT 121 NEILL AVENUE, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160517-0049296 and Instrument No. 20170403-0032504, as amended in Instrument No. 20170403-0032503, Instrument No. 20200422-0042278, Instrument No. 20210212-0020501 and Instrument No. 20221019-0114139, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to:

Steven Satcher and Nicole Satcher by Warranty Deed from

HVH Five Points, LLC, a Tennessee Limited Liability Company

of record in Instrument No. 20240412-0026303 Register's Office for Davidson County, Tennessee, dated 4/5/2024 and recorded 4/12/2024.

Being part of the same property conveyed to HVH Five Points, LLC, a Tennessee limited liability company by Warranty Deed dated 08/15/2022 from MN9, LLC, a Tennessee limited liability company of record in Instrument No. 20220817-0093191, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Matters shown on plats of record in Chancery Book 2, Page 100 and Plat Book 57, Page 50, Register's Office for Davidson County, Tennessee.
DCCRs for Lockewood Neill formerly known as Homes at 121 Neill Avenue of record in Instrument No. 20160517-0049296 and Instrument No. 20170403-0032504, as amended in Instrument No. 20170403-0032503, Instrument No. 20200422-0042278, Instrument No. 20210212-0020501 and Instrument No. 20221019-0114139, Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20230605-0042385, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as 121 Neill Avenue, E, Nashville, TN 37206.