Quitclaim Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

R-DI-17-3032

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Arkansas Partners, LLC	**NEW OWNER**	
(NAME)	(NAME)	
239 Windsor River Road		**159-09-0-065.00** **159-09-0-221.00**
(ADDRESS)	(ADDRESS)	
Windsor, CA 95492		
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRIS A. LANDWEHR and JOHN ROBERT FRITSCHEN,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ARKANSAS PARTNERS, LLC, an Arkansas Limited Liability Company,** hereinafter called the Grantees, its heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 45-A on the Plan of Zone Lot Division of Lots 1, 2, 3, 4, 5, 6, 7, 8, 45, 46, 47, Section 11-A, Cherry Hills of record in Plat Book 5200, page 730, as amended in Plat Book 6250, page 133 and Plat Book 6250, Page 233, 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 Chris A. Landwehr and John Robert Fritschen, tenants in common by Quitclaim deed from Arkansas Partners, LLC, an Arkansas limited liability company of record in Instrument No. 20120111-0002728 Register's Office for Davidson County, Tennessee, dated January 4, 2012 and recorded on January 11, 2012. This is property commonly known as 3032 Mossdale Drive, Antioch, Tennessee 37013.

Tract 2:
Land in Davidson County, Tennessee, being Lot No. 45-B on the Plan of Zone Lot Division of Lots 1, 2, 3, 4, 5, 6, 7, 8, 45, 46, 47, Section 11-A, Cherry Hills of record in Plat Book 5200, page 730, as amended in Plat Book 6250, page 133 and Plat Book 6250, Page 233, 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 Chris A. Landwehr and John Robert Fritschen, tenants in common by Quitclaim deed from Arkansas Partners, LLC, an Arkansas limited liability company of record in Instrument No. 20120111-0002725 Register's Office for Davidson County, Tennessee, dated January 4, 2012 and recorded on January 11, 2012. This is property commonly known as 3034 Mossdale Drive, Antioch, Tennessee 37013.

The above-described property has never been the primary or marital residence of either grantor herein.

This is **improved** property known as: **3032 Mossdale Drive, Antioch, Tennessee 37013; and 3034 Mossdale Drive, Antioch, Tennessee 37013**.

BILL GARRETT, Davidson County
Trans:T20170064842 DEEDQC
Recvd: 07/28/17 09:57 3 pgs
Fees:17.00 Taxes:0.00
20170728-0076554

Witness my/our hand(s) this the 25 DAY OF July, 2017.

Chris A. Landwehr

John Robert Fritschen

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRIS A. LANDWEHR, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and who acknowledged he executed the same as his free act and deed.

Witness my hand and official seal, this the ____ day of _____, 2017.

_____
Notary Public
My Commission Expires:_____
(SEAL)

See attached

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN ROBERT FRITSCHEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and who acknowledged he executed the same as his free act and deed.

Witness my hand and official seal, this the ____ day of _____, 2017.

_____
Notary Public
My Commission Expires:_____
(SEAL)

See attached

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

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 Sonoma)

On July 25, 2017 before me, Marilyn J. Renna, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Chris A. Landwehr and
Name(s) of Signer(s)
John Robert Fritschen,

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.

MARILYN J. RENNA
COMM. #2181592
NOTARY PUBLIC - CALIFORNIA
SONOMA COUNTY
My Comm. Expires Feb. 24, 2021

Signature Marilyn J. Renna
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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