Bill Garrett Davidson County
Batch# 45040 DEEDQC
01/05/2018 02:04:49 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180105-0001844

# QUITCLAIM DEED

| THIS INSTRUMENT PREPARED BY<br>The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930 | | |
|---|---|---|
| ADDRESS OF NEW OWNER(S) AS FOLLOWS:<br>Karen A. Juten and Christopher R. Juten, Co-Trustees<br>4959 Hillridge Way<br>Fair Oaks, CA 95628 | SEND TAX BILLS TO:<br>SAME | MAP-PARCEL NUMBERS:<br>Parcel ID:<br>064160C05000 |

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

**Karen Alice Juten,**

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

**Karen A. Juten and Christopher R. Juten, Co-Trustees of the 2017 Christopher and Karen Juten Family Trust, created by Declaration on December 28, 2017,**

HEREINAFTER called the GRANTEE, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Being Lot No. 88 on the Plan of Section Two, Wembley Downs, of record in Plat Book 7900, Page 363, Register's Office for Davidson County, Tennessee.

Said Lot No. 88 fronts 39.22 feet on the westerly margin of Hayling Court and extends back 102.71 feet on the southerly line and 95.83 feet on the northerly line to a broken line in the rear measuring 40.12 feet thereon.

Being the same property conveyed to Karen Alice Juten by warranty deed from Barbara B. Freese, unmarried, a/k/a Barbara Freese, by Steve Gateley, Attorney in Fact, of record in Instrument No.: 20160418-0037114, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 8304, Page 623, amended in Book 8447, Page 633; Book 8587, Page 268; Book 8646, Page 529; Book 8797, Page 915; and Book 8304, Page 623 amended in Book 9522, Page 349, said Register's Office.

This conveyance is further subject to any and all recorded and unrecorded zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

This is improved property known as **709 Hayling Court, Hermitage, TN 37076.**

**WITNESS MY HAND** this the 28 day of December, 2017.

Karen A. Juten

**Karen Alice Juten**

STATE OF CALIFORNIA
COUNTY OF _____

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **KAREN ALICE JUTEN**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that she executed the foregoing instrument for the purposes therein contained.

**WITNESS MY HAND AND NOTARIAL SEAL** at office in the State and County aforesaid, this the _____ day of December, 2017.

_____
NOTARY PUBLIC
My Commission Expires:

SEE ATTACHED CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT.

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

_____
AFFIANT

Sworn to and subscribed to before me this _____ day of December, 2017.

_____
NOTARY PUBLIC
My Commission Expires:

SEE ATTACHED CALIFORNIA JURAT WITH AFFIANT STATEMENT.

**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 Sacramento )

On December 28, 2017 *Date* before me, Terri L. Ostini, Notary Public *Here Insert Name and Title of the Officer*,

personally appeared Karen Alice Juten *Name(s) of Signer(s)*,

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.

TERRI L. OSTINI
Notary Public – California
Sacramento County
Commission # 2183733
My Comm. Expires Mar 10, 2021

Signature Terri L. Ostini
*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: December 28, 2017
Number of Pages: Two Signer(s) Other Than Named Above: Michael L. Faber

**Capacity(ies) Claimed by Signer(s)**

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

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

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**CALIFORNIA JURAT WITH AFFIANT STATEMENT** **GOVERNMENT CODE § 8202**

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

*Signature of Document Signer No. 1* *Signature of Document Signer No. 2 (if any)*

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 Sacramento

Subscribed and sworn to (or affirmed) before me on this 28th day of December, 2017, by
*Date* *Month* *Year*
(1) Michael L. Faber
~~(and (2) _____~~),
*Name(s) of Signer(s)*

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

TERRI L. OSTINI
Notary Public - California
Sacramento County
Commission # 2183733
My Comm. Expires Mar 10, 2021

Signature Terri L. Ostini
*Signature of Notary Public*

*Seal*
*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: 12/28/2017

Number of Pages: Two Signer(s) Other Than Named Above: Karen Alice Juten

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