THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, Tennessee 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 27 day of September, 2019. Notary Public My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES: SEPTEMBER 6, 2022

QUITCLAIM DEED

Address New Owner: Amy E. Zeronian and Andrew Davidson 3000 Hillsboro Pk #28 Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: 117-03-0A-028.00 CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Gregory J. Zeronian, married and Amy E. Zeronian, unmarried,** referred to as the ("Grantor") does hereby quitclaim, transfer and convey unto **Amy E. Zeronian and Andrew Davidson, as joint tenants with right of survivorship,** their successors and assigns all of his rights, title and interest in the portion of real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 28 , on the Horizontal Property Regime for Versailles Apartments, as recorded in the Master Deed of record in Book 5169, page 944, amended in Book 5589, page 367, Book 5659, page 641, re-recorded in Book 5667, page 375, further amended in Book 7770, page 955 and in Book 8434, page 719 and as shown on the plan of record in Book 5050, page 80 as corrected by Surveyor's Certificate of Correction of record in Book 5171, page 153, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to GREGORY J. ZERONIAN and AMY E. ZERONIAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from JEAN M. STONER, of record in Instrument No. 20160308-0022228, dated March 7, 2016, said Register's Office. Said property was never the marital residence of Gregory J. Zeronian.

Karen Johnson Davidson County
Batch# 297207 DEEDQC
10/07/2019 11:09:14 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20191007-0102419

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of September, 2019.

Gregory J. Zeronian

Gregory J. Zeronian

STATE OF California)
COUNTY OF Los Angeles)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Gregory J. Zeronian, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this _____ day of September, 2019.

Notary Public

My Commission Expires: _____

SEE NOTARIZED ATTACHMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public, in and for the said county and state, the within named Amy E. Zeronian, the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Amy E. Zeronian

Witness my hand and official seat at office, this 12th day of September, 2019.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

CALIFORNIA ALL- PURPOSE CERTIFICATE OF 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 }

County of Los Angeles }

On September 12th, 2019 before me, S. R. Garda, Notary Public,
(Here insert name and title of the officer)

personally appeared Gregory Joseph Zeronian,
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.

S. R. Garda
Notary Public Signature (Notary Public Seal)

S. R. GARDA
Notary Public - California
Los Angeles County
Commission # 2284518
My Comm. Expires Apr 6, 2023

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quitclaim Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages ____ Document Date____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer
  ____
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other ____

2015 Version www.NotaryClasses.com 800-873-9865

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.