Karen Johnson Davidson County
Batch# 305395 DEEDQC
10/24/2019 08:47:31 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191024-0109004

This Instrument Prepared By and Returned To:
D. Dylan Potter, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Andrew Winchek and Jane Ballesteros 2757 Silverado Drive Pinole, CA 94564	SAME	081-03-4A-002.00-CO

ANDREW WINCHEK AND JANE BALLESTEROS, AS CO-TRUSTEES OF THE JANE BALLESTEROS AND ANDREW WINCHEK LIVING TRUST, U/A/D JULY 5, 2017 do hereby quitclaim and by these presents does transfer and convey all of our right, title and interest unto **ANDREW WINCHEK AND JANE BALLESTEROS, HUSBAND AND WIFE AND WILLIAM JAMES ZEMPEL, JR., MARRIED, AS JOINT TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit 2 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Metro North, a Horizontal Property Regime with Private Elements, as recorded in Instrument Number 20170410-0035027, as amended in Instrument Number 20180621-0060111 and Instrument Number 20180723-0071653, Register's Office for Davidson County, Tennessee. To which plat reference is made for a more accurate description.

Being the same property conveyed from Domus Builders, LLC to Andrew Winchek and Jane Ballesteros, as co-trustees of Jane Ballesteros and Andrew Wincheck Living Trust, U/A Dated July 5, 2017 by Warranty Deed of record in Instrument No. 20180831-0086713, said register's office.

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

This improved property known as 2110 9th Avenue North, Nashville, TN 37208

IN WITNESS WHEREOF, I have hereunto set my hand on this the 18 day of October 2019.

The Jane Ballesteros and Andrew Winchek Living Trust

BY: Jane Ballesteros
Jane Ballesteros, Trustee

The Jane Ballesteros and Andrew Winchek Living Trust

BY: Andrew Winchek
Andrew Winchek, Trustee

STATE OF California
COUNTY OF Contra Costa

Before me, the undersigned notary public of the aforementioned county and state, personally appeared Jane Ballesteros and Andrew Winchek with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the trustees of The Jane Ballesteros and Andrew Winchek Living Trust, the within named bargainor, and that themselves as trustees, further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand and seal on this 18th day of October, 2019.

see attached notary certificate

Notary Public

STATE OF
COUNTY OF

The actual consideration for this transfer is $0.00.

Affiant 10.18.19

Subscribed and sworn to before me, this the 18th day of October, 2019.

see attached notary certificate

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.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California)

County of Contra Costa)

On Oct 18, 2019 before me, Simarjit Manhas Notary Public
(here insert name and title of the officer)

personally appeared Jane Ballesteros, Andrew Winchek

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.

SIMARJIT MANHAS
COMM. #2139212
Notary Public · California
Contra Costa County
My Comm. Expires Feb. 2, 2020

Signature _____

(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Quit claim Deed

containing 2 pages, and dated 10/18/2019.

The signer(s) capacity or authority is/are as:

- [x] Individual(s)
- [ ] Attorney-in-Fact
- [ ] Corporate Officer(s) _____ Title(s)
- [ ] Guardian/Conservator
- [ ] Partner - Limited/General
- [ ] Trustee(s)
- [ ] Other: _____

representing: _____ Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
- [ ] form(s) of identification
- [ ] credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

- [ ] Additional Signer(s)
- [ ] Signer(s) Thumbprint(s)
- [ ] _____

© Copyright 2007-2014 Notary Rotary, Inc. PO Box 41400, Des Moines, IA 50311-0507. All Rights Reserved. Item Number 101772. Please contact your Authorized Reseller to purchase copies of this form.

JURAT

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 Contra Costa

Subscribed and sworn to (or affirmed) before me on this 18th day of October, 2019 by Andrew Winchek,

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

Signature (Seal)

SIMARJIT MANHAS
COMM. #2139212
Notary Public - California
Contra Costa County
My Comm. Expires Feb. 2, 2020

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quit Claim Deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 4 Document Date 10/18/2019

Additional information

INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one with does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- 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 jurat form.
  - Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.