Quit Claim Deed

Karen Johnson Davidson County Batch# 313920 DEEDQC 11/12/2019 08:16:30 AM 4 pgs Fees: $22.00 Taxes: $0.00 20191112-0115977	STATE OF ~~TENNESSEE~~ KANSAS COUNTY OF Johnson THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ZERO DOLLARS Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF Nov, 2019 Notary Public MY COMMISION EXPIRES 10/28/2023 (Affix Seal) NOTARY PUBLIC - State of Kansas Jasmin Harrington My Appt. Expires 10/28/2023

THIS INSTRUMENT WAS PREPARED BY:
Nations Lending Services 9801 Legler Road Lenexa, Ks 66219 877-256-4117 File# **19NL31435**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Phillip G Arzu and Nichole Arzu	**Phillip Arzu**	**044 15 0 086.00**
(NAME) **7 Cranwell**	(NAME) **7 Cranwell**	
(ADDRESS) **Aliso Viejo, CA 92656**	(ADDRESS) **Aliso Viejo, CA 92656**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Phillip G. Arzu for PGA Properties, LLC**, whose mailing address is **7 Cranwell, Aliso Viejo, CA 92656** HEREINAFTER CALLED THE GRANTOR, HAS QUITCLAIMED AND CONVEYED UNTO, **Phillip G. Arzu and Nichole Arzu, husband and wife as joint tenants,** whose mailing address is **7 Cranwell, Aliso Viejo, CA 92656** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL THEIR RIGHT, TITLE AND INTEREST IN CERTAIN REAL ESTATE IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 87 as shown on the map entitled Section D, Village of Old Hickory, of record in Plat Book 1424, Page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to \PGA Properties, LLC\ by \WARRANTY DEED\ from \Kent E. Griffiths\ as recorded \07/22/2016\ as Document \20160722-0075566\.

Commonly Known As: \904 Berry St, Old Hickory, TN 37138

Tax ID: \044 15 0 086.00

NOTE: Deed being filed to remove from LLC with NO Consideration.

This improved/ unimproved property known as:

904 Berry St	**Old Hickory**	**TN 37138**
(House Number) (Street)	(City or Town)	(Postal Zip)

Witness my hand this 5th day of November, 2019.

Quit Claim Deed

Phillip G. Arzu

STATE OF ~~TENNESSEE~~ (MD) California
COUNTY OF Orange

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Phillip G. Arzu**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence).

Witness my hand and official seal at the office in Newport Beach, ~~Tennessee~~ California (MD), this the 5th day of November 2019.

NOTARY PUBLIC

My Commission Expires: December 1, 2020

MARCIE TATMAN
Notary Public - California
Los Angeles County
Commission # 2174153
My Comm. Expires Dec 1, 2020

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Los Angeles County
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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 Orange }

On November 5, 2019 before me, Marcie Tatman, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Phillip G. Arza
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.

MARCIE TATMAN
Notary Public - California
Los Angeles County
Commission # 2174153
My Comm. Expires Dec 1, 2020

Place Notary Seal and/or Stamp Above

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 Marcie Tatman
Signature of Notary Public

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 two pages
Document Date: November 5, 2019 Number of Pages: 2 MT
Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Phillip G. Arza	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 of Conservator	☐ Trustee ☐ Guardian of Conservator
☐ Other:	☐ Other:
Signer is Representing: self	Signer is Representing:

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Tennessee Certification of Electronic Document

I, Darian Cheffen (Signer's Name), do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Darian Cheffen (Signature)

State of Kansas

County of Johnson

Personally appeared before me, Marguerite L. Stalzer (Notary's Name) a notary public for this county and state, Darian Cheffen (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marguerite L Stalzer (Notary's Signature)

MY COMMISSION EXPIRES: 9-3-2022

NOTARY'S SEAL

STATE OF KANSAS NOTARY PUBLIC

MARGUERITE L. STALZER
My Appointment Expires
September 3, 2022

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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