Karen Johnson Davidson County
Batch# 318639 DEEDQC
11/22/2019 03:08:43 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191122-0121091

Prepared By

William M. Gardner 681 Vernon Street Oakland, California 94610

After Recording Return / Send Tax Bills To / new owner

William M. Gardner 681 Vernon Street Oakland, California 94610

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

State of Tennessee Davidson County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One-Dollar ($1.00) and/or other valuable consideration to the below in hand paid to:

Joyce G. Gardner, a married individual, residing at 681 Vernon Street, Oakland , California, 94610.

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and quitclaims to William M. Gardner, a married individual, residing at 681 Vernon Street , Oakland , California, 94610 (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

A Certain Condominium Unit in Davidson County, Tennessee, being Unit No. 401 in a Horizontal Property Regime as shown on the condominium site plat of the 207 Third Avenue North Condominiums, as shown on Exhibit "B" of the Master Deed for the Phoenix Loft of record in Instrument No. 20040701-0078141, and First Amendment to the Amended and Restated Master Deed for the Phoenix Loft of record in Instrument No. 20120523-0044645, and as amended by Amended and Restated Master Deed for the Phoenix Loft of record in Instrument Nos. 20050907-0107157 and 20051019-0125906, and amended in Instrument No. 20120523-0044645, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. Being the same property conveyed to Keith Herbster and wife, Christine Herbster by Warranty deed from Ward R. Pace of record in Instrument No. 20070504-0053670 Register's Office for Davidson County, Tennessee, dated April 30, 2007 and recorded on May 04, 2007. Being the same property conveyed to William M. Gardner, married by Warranty deed from Keith Herbster and wife, Christine Herbster of record in Instrument No. 20190201-0009864 Register's Office for Davidson County, Tennessee, dated January 31, 2019 and recorded on February 01, 2019. Parcel 093-02-3D-005.00-CO

Grantor's Signature Joyce G. Gardner Date October 23 2019

Print Name: Joyce G. Gardner
Address: 681 Vernon Street, Oakland , California, 94610

(State of California County of Alameda)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____ whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this ___ day of _____, 20___.

_____ **(SEAL)** Notary Public

My Commission Expires: _____

Please See Attached Acknowledgement From Notary Public

Quitclaim Deed

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 Alameda)

On 10/23/19 before me, Shital Patel, Notary Public
(insert name and title of the officer)

personally appeared — Joyce G. Gardner —,
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.

JAS1 SHITAL PATEL COMM. # 2170622 NOTARY PUBLIC • CALIFORNIA ALAMEDA COUNTY My Commission Expires December 02, 2020 JAS1

Signature _____ (Seal)

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.

Affiant

Subscribed and sworn before me, this 15 day of Nov., 2019

See below
Notary

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
Alameda
Subscribed and sworn to (or affirmed) before me on this 15 day of NOV, 2019 by
William M. Gardner,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.
Signature Ian M. Duncan
(Seal)

IAN M. DUNCAN
COMM. #2275906
Notary Public - California
Alameda County
My Comm. Expires Feb. 22, 2023