Karen Johnson Davidson County
Batch# 395636 DEEDQC
05/05/2020 09:23:26 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200505-0046628

QUIT CLAIM DEED

STATE OF CALIFORNIA
COUNTY OF ORANGE

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF January, 2020

Notary Public
My Commission Expires 3-6-20

STEPHEN R. BEMIS
Commission # 2144390
Notary Public - California
Orange County
My Comm. Expires Mar 6, 2020

THIS INSTRUMENT WAS PREPARED BY:
Hodges & Bemis, LLP, 1301 Dove St., #370, Newport Beach, CA 92660

Address New Owners as Follows:	**Send Tax Bills To:**	MAP-PARCEL NUMBER:
Phillip and Nichole Arzu	Phillip and Nichole Arzu	044 15 0 086.00
(Name)	(Name)	
7 Cranwell	7 Cranwell	
(Address)	(Address)	
Aliso Viejo, CA 92656	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 and Nichole Arzu, husband and wife as joint tenants,** whose mailing address is **7 Cranwell, Aliso Viejo, CA 92656** HEREINAFTER CALLED THE GRANTOR, HAS QUITCLAIMED AND CONVEYED UNTO, **Phillip Arzu and Nichole Arzu, Co-Trustees of The Arzu Family Trust dated January 2, 2020,** whose mailing address is **7 Cranwell, Aliso Viejo, CA 92656** HEREINAFTER CALLED THE GRANTEE, THEIR 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 Phillip G. Arzu and Nichole Arzu, husband and wife as joint tenants\by Quit Claim Deed\from Phillip G. Arzu for PGA Properties, LLC\as recorded November 12, 2019 as Document\2019 1112-0115977.

Commonly Known As: 904 Berry St., Old Hickory, TBN 37138

Tax ID: 044 15 0 086.00
NOTE: Deed being filed to transfer to a revocable Trust with NO Consideration.

This improved/unimproved property known as:

904 Berry St., Old Hickory, TN 37138

Witness my hand this 2nd day of January, 2020.

Phillip G. Arzu

Nichole Arzu

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 January 2, 2020, before me, Stephen R. Bemis, Notary Public, personally appeared Phillip G. Arzu and Nichole Arzu, who proved to me on the basis of satisfactory evidence to be the persons whose name are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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.

Signature

My Commission Expires: 3-6-20

STEPHEN R. BEMIS
Commission # 2144390
Notary Public - California
Orange County
My Comm. Expires Mar 6, 2020