QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 496641 DEEDQC
10/15/2020 02:49:53 PM 7 pgs
Fees: $37.00 Taxes: $0.00

20201015-0120207

STATE OF ~~TENNESSEE~~ California F.T.
COUNTY OF ~~DAVIDSON~~ Los Angeles F.T.

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

See Attached

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Valerie Sizemore, John Sizemore, and Herman Howard	**Same**	
(NAME)	(NAME)	**081 07 4F 001.00**
1820 14th Avenue N., #A,		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

VALERIE SIZEMORE, JOHN SIZEMORE, AND SHIRLEY SIZEMORE ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

VALERIE SIZEMORE AND JOHN SIZEMORE, WIFE AND HUSBAND, AND HERMAN HOWARD ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING UNIT A OF 1820 14TH AVE HOMES ESTABLISHED BY MASTER DEED OF RECORD IN INSTRUMENT NO. 20170918-0095397 AND AMENDED IN INSTRUMENT NO. 20171206-0124675 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND DESCRIBED ON EXHIBIT B TO MASTER DEED AS AMENDED FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO VALERIE SIZEMORE AND JOHN SIZEMORE, WIFE AND HUSBAND, AND SHIRLEY SIZEMORE, BY QUITCLAIM DEED FROM VALERIE SIZEMORE AND JOHN SIZEMORE, OF RECORD IN INSTRUMENT NUMBER 20200820-0094070, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

WG-QCD

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

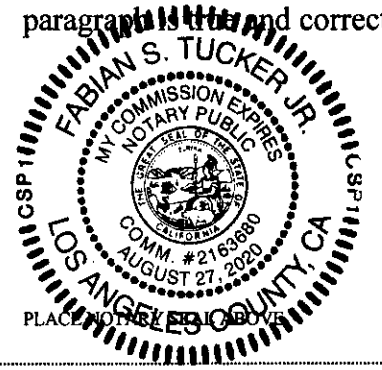
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On Sept 29 2020, before me, Fabian S Tucker Jr, Notary Public,
personally appeared John Sizemore

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 State of California that the foregoing paragraph is true and correct.



PLACE NOTARY SEAL ABOVE

WITNESS my hand and official seal.

SIGNATURE Fabian S Tucker Jr

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: Quit Claim Deed

Document Date: September 29 2020 Number of Pages: 1

Signer(s) Other than Named Above:

Commission Extended by Executive Order N-71-20

This is **improved** property known as: **1820 14th Avenue N., #A, Nashville, TN 37208**

Witness our hands this the 29 day of September, 2020.

JOHN SIZEMORE

STATE OF California)
COUNTY OF Los Angeles)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN SIZEMORE**, the within named 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, this the 29th day of September, 2020.

Notary Public
My Commission Expires:

See Attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

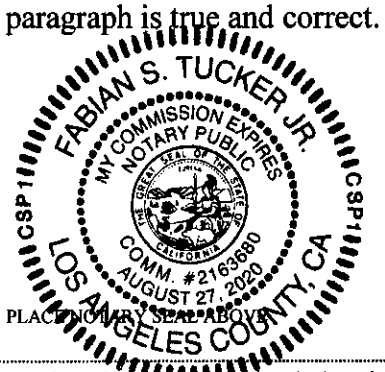
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On Sept 29 2020, before me, Fabian S Tucker Jr. Notary Public,
personally appeared John Sizemore

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 State of California that the foregoing paragraph is true and correct.



PLACE NOTARY SEAL ABOVE

WITNESS my hand and official seal.

SIGNATURE Fabian S Tucker

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Description of attached document

Title or type of document: Quit Claim Deed

Document Date: September 29 2020 Number of Pages: 1

Signer(s) Other than Named Above:

Commission Extended by Executive Order N-71-20

Valerie J Sizemore
VALERIE SIZEMORE

STATE OF California)
COUNTY OF Los Angeles)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **VALERIE SIZEMORE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of September, 2020.

Notary Public
My Commission Expires:

See Attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

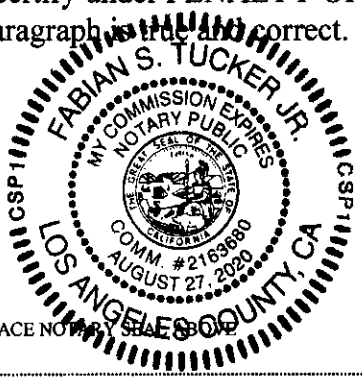
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State of California
County of Los Angeles

On Sept 29 2020, before me, Fabian S Tucker Jr, Notary Public,
personally appeared Valerie J Sizemore

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 State of California that the foregoing paragraph is true and correct.



PLACE NOTARY SEAL ABOVE

WITNESS my hand and official seal.

SIGNATURE Fabian S Tucker

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: Quit Claim Deed

Document Date: September 29 2020 Number of Pages: 1

Signer(s) Other than Named Above:

Commission Extended by Executive Order N-71-20

Shirley D Sizemore
SHIRLEY SIZEMORE

STATE OF Virginia)
COUNTY OF New Kent)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHIRLEY SIZEMORE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of October, 2020.

LaKisha Roane Bradby
Notary Public
My Commission Expires: 8/31/2022

LaKisha Roane Bradby
NOTARY PUBLIC
REG. #7607566
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES AUG. 31, 2022