Karen Johnson Davidson County
Batch# 541257 DEEDQC
12/23/2020 09:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201223-0152783

QUITCLAIM DEED

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF Dec., 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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)
The Luning Family Trust	**Same**	**075-08-0A-034.00 CO**
(NAME)	(NAME)	
10924 Sequoia Road		
(ADDRESS)	(ADDRESS)	
Forestville, CA 95436		
(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,

MICHAEL JAMES LUNING, MARRIED ("GRANTOR")

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

THE MICHAEL AND KATHY LUNING FAMILY TRUST U/T/D DATED JUNE 17, 2020 ("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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 134, ON THE HORIZONTAL PROPERTY REGIME FOR BROOKE CASTLE CONDOMINIUMS, AS RECORDED IN THE MASTER DEED OF RECORD IN BOOK 6519, PAGE 747, AND SHOWN IN BOOK 6250, PAGE 627 AS AMENDED IN BOOK 6727, PAGE 762, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO ALL OF WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION TOGETHER WITH, AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALLOCATED TO SAID UNIT AS SET FORTH IN SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL JAMES LUNING, BY WARRANTY DEED FROM BARBARA G. GROGAN AS CONSERVATOR OVER JOHNNIE MAE BLOISE, OF RECORD IN INSTRUMENT NUMBER 20191202-0123159, 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*****

This is **improved** property known as: **134 Brooke Castle Dr., Hermitage, TN 37076**

Witness our hands this the 18th day of Dec, 2020.

MICHAEL JAMES LUNING

STATE OF CALIFORNIA)
COUNTY OF Sonoma)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL JAMES LUNING,** 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 18th day of Dec, 2020.

Notary Public

My Commission Expires: 8/30/2022

C. GIBERSON
Notary Public - California
Sonoma County
Commission # 2252210
My Comm. Expires Aug 30, 2022

True Copy Certification

I, John Gleaves, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY