Karen Johnson Davidson County
Batch# 580139 DEEDQC
03/01/2021 09:56:46 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210301-0025163

This Instrument Prepared By and Returned To:
D. Dylan Potter, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Andrew Winchek and Jane Ballesteros 2757 Silverado Drive Pinole, CA 94564	SAME	081-03-4A-002.00-CO

WE, **ANDREW WINCHEK AND JANE BALLESTEROS, HUSBAND AND WIFE,** do hereby quitclaim and by these presents does transfer and convey all of our right, title and interest unto **ANDREW WINCHEK AND JANE BALLESTEROS, AS CO-TRUSTEES OF THE JANE BALLESTEROS AND ANDREW WINCHEK LIVING TRUST, U/A/D JULY 5, 2017,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit 2 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Metro North, a Horizontal Property Regime with Private Elements, as recorded in Instrument Number 20170410-0035027, as amended in Instrument Number 20180621-0060111 and Instrument Number 20180723-0071653, Register's Office for Davidson County, Tennessee. To which plat reference is made for a more accurate description.

Being the same property conveyed to Andrew Winchek and Jane Ballesteros, husband and wife by Quitclaim Deed from William James Zempel, Jr., Married, of record in Instrument No. 20210204-0016563 **, in the Register's Office for Davidson County, Tennessee.**

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

This improved property known as 2110 9th Avenue North, Nashville, TN 37208

IN WITNESS WHEREOF, I have hereunto set my hand on this the 23 day of February 2021, 2021.

Jane Ballesteros

Jane Ballesteros

Andrew Winchek

Andrew Winchek

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned notary public, Jane Ballesteros and Andrew Winchek, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal on this _____ day of _____, 2021.

_____
Notary Public

STATE OF Tennessee
COUNTY OF Dickson

The actual consideration for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me, this the 26th day of February, 2021.

_____
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

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 CONTRA COSTA)

On FEBRUARY 23rd, 2021 before me, Aida Q. Torres, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Jane Gallestros And Andrew Winchek
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.

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 _____
Signature of Notary Public

AIDA Q. TORRES
Notary Public - California
Contra Costa County
Commission # 2234735
My Comm. Expires Mar 18, 2022

Place Notary Seal Above

OPTIONAL

Though this section is 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 Document Date: 2-23-21
Number of Pages: 1 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Jane Gallestros	Signer's Name: Andrew D. Winchek
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☑ Individual ☐ Attorney in Fact	☑ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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