Karen Johnson Davidson County
Batch# 622134 DEEDQC
04/26/2021 10:45:30 AM 5 pgs
Fees: $28.00 Taxes: $225.33
20210426-0055006

QUITCLAIM DEED

STATE OF California
COUNTY OF Alameda

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,900.00
TRANSFER TAX EXEMPTION TCA SECTION 67-4-409(a)(4)

Caroline Beers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF March, 2021

Please see required CA Jurat attached.
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Garland A. Deshazer	**Owner**	
(NAME) **388 Huntington Ridge Drive**	(NAME)	
(ADDRESS) **Nashville TN 37211**	(ADDRESS)	**161-11-0A-046.00-CO**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Information furnished by the parties, no title search was performed

FOR AND IN CONSIDERATION OF THE SUM OF $60,900.00 (SIXTY THOUSAND NINE HUNDRED AND NO/100), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **CAROLINE BEERS,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **GARLAND A. DESHAZER, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Unit No. 46 on the Plat of Huntington Ridge Townhouse, of record in Plat Book 4675, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Garland A. Deshazer and Caroline Beers, as joint tenants by Warranty deed from Joshua M. Lazarus and wife, Sarah Lindsey Lazarus of record in Instrument No. 20140508-0039460 Register's Office for Davidson County, Tennessee, dated April 30, 2014 and recorded on May 08, 2014.

This is **( ) unimproved (x) improved** property known as: **388 Huntington Ridge Drive, Nashville, TN 37211**

(House #) (Street) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 30 day of March, **2021.**

Caroline Beers

Caroline Beers

STATE OF _____
COUNTY OF _____

On this _____ day of _____, **2021,** before me personally appeared **Caroline Beers** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the _____ day of _____, **2021**

* Please CA acknowledgment attached.
Notary Public

My Commission Expires:

(SEAL)

CALIFORNIA JURAT

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 30th day of March, 2021
Date *Month* *Year*

by Caroline Beers
Name of Signers

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature: _____
Signature of Notary Public

JEAN H. KIM
Notary Public – California
Alameda County
Commission # 2200973
My Comm. Expires Jul 8, 2021

Seal
Place Notary Seal Above

---------- **OPTIONAL** ----------

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quit Claim Deed - The Actual consideration or value..

Document Date: march 30, 2021

Number of Pages: P.1

Signer(s) Other Than Named Above: N/A

CALIFORNIA ALL- PURPOSE CERTIFICATE OF 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 March 30, 2021 before me, Jean H. Kim Notary Public
(Here insert name and title of the officer),

personally appeared Caroline Beers,
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.

JEAN H. KIM
Notary Public – California
Alameda County
Commission # 2200973
My Comm. Expires Jul 8, 2021

Notary Public Signature (Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quit Claim Deed
(Title or description of attached document)

Parcel No: 161-11-8A-046.00-CO
(Title or description of attached document continued)

Number of Pages 2 Document Date 3/30/2021

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☒ Other (Grantor)

2015 Version www.NotaryClasses.com 800-873-9865

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Lori Patterson, 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: 03/13/2022

PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY