THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite A203** **Nashville, Tennessee 37215** Karen Johnson Davidson County Batch# 649129 DEEDQC 06/03/2021 01:31:29 PM 3 pgs Fees: $17.00 Taxes: $0.00 20210603-0074741	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 28th day of May, 2021. Notary Public My Commission Expires:

WILLIAM CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2022

QUITCLAIM DEED

Address New Owner: The Russell and Heidi Ziecker Trust 2429 South Halm Ave. Los Angeles, CA 90034	Send Tax Bills To: New Owner	Tax Information: Map/Parcel: 146-15-0-053.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **RUSSELL ZIECKER and HEIDI L. ZIECKER, husband and wife** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey unto, **RUSSELL SCOTT ZIECKER and HEIDI LINDSEY ZIECKER, Co-Trustees of The Russell and Heidi Ziecker Trust u/a/d June 20, 2018,** its heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Haileywood Estates, Section VII, of record in Book 2330, Page 104, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description. Being the same property conveyed to Russell Ziecker and Heidi L. Ziecker, husband and wife, by Quitclaim Deed from Thomas A. Wodnicki, dated August 24, 2017 and of record in Instrument No. 20170905-0090664, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 5112 Wilmar Drive, Nashville, TN 37220-1917.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of May, 2021.

RUSSELL ZIECKER

HEIDI L. ZIECKER

STATE OF California)
COUNTY OF Los Angeles)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Russell Ziecker and Heidi L. Ziecker, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at Office, this 25 day of May, 2021.

Notary Public

My Commission Expires: 08/09/2022

NANCY YADIEA PEREZ GARCIA
Notary Public - California
Los Angeles County
Commission # 2253252
My Comm. Expires Aug 9, 2022

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 Los Angeles }

On May 25, 2021 before me, Nancy Yadiea Perez Garcia, Notary public
(Here insert name and title of the officer)

personally appeared Russell Ziecker and Heidi L. Ziecker,

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.

Notary Public Signature (Notary Public Seal)

NANCY YADIEA PEREZ GARCIA
Notary Public - California
Los Angeles County
Commission # 2253252
My Comm. Expires Aug 9, 2022

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quitclaim Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date 5/25/2021

CAPACITY CLAIMED BY THE SIGNER

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

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.