Karen Johnson Davidson County
Batch# 653159 DEEDQC
06/09/2021 02:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210609-0077693

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS June 4, 2021

Notary Public

COMMISSION EXPIRES:
(AFFIX SEAL)

CARLA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/16/2023
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Chris and Sarah Martiniak Trustees	The new owners	072 11 4C 002.00
1514 Le Roy Avenue Berkeley CA 94708		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned,Leonard Chris Martiniak and Sarah M. Martiniak, husband and wife, hereinafter referred to as Grantor(s), hereby quitclaim to Chris Martiniak and Sarah M. Martiniak, Trustees of the Chris Martiniak and Sarah M. Martiniak Revocable Trust, its heirs and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

Land in Davidson County. Tennessee, being Unit B on the Plan of 2173 Rock City Townhomes, as shown on Exhibit D to the Declaration of Covenants, Conditions and Restrictions for 2173 Rock City Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20170616-0060857, 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 a portion of the same property conveyed to RLP Construction, LLC, a Tennessee limited liability company by Warranty Deed from Troy Lockamy and David Adcock dated May 23, 2017 and recorded May 31, 2017 as Instrument No. 20170531-0054094, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Leonard Chris Martiniak and Sarah M. Martiniak, Husband and Wife by Warranty Deed from RLP Construction, LLC, a Tennessee limited liability company dated May 29, 2019 and recorded June 4, 2019 as Instrument Number 20190604-0053243, in said Register's Office for Davidson County, Tennessee.

Property address: 2173A Rock City St., Nashville TN 37216

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

This instrument was prepared based upon information provided by Grantors. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

IN WITNESS WHEREOF, the said Leonard Chris Martiniak and Sarah M. Martiniak have hereunto set their signatures, on this, the 26th day of MAY, ~~2019.~~ 2021

Leonard Chris Martiniak

Sarah M Martiniak

Sarah M. Martiniak

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Leonard Chris Martiniak and Sarah M. Martiniak, within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this _____ day of _____, 2019.

See Attached

Notary Public

My Commission Expires: 4-8-23

(SEAL)

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 May 20, 2021 before me, A. Brewer, Notary Public
(insert name and title of the officer)

personally appeared Leonard Chris Machniak and Sarah M. Machniak,
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.

A. BREWER
COMM. # 2284638
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
COMM. EXPIRES APRIL 8, 2023

Signature A. Brewer (Seal)

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY