Karen Johnson Davidson County
Batch# 653163 DEEDQC
06/09/2021 02:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210609-0077701

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June, 2021

Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC, 30 BURTON HILLS BLVD., STE. 210, NASHVILLE, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBER:
Chris Martiniak and Sarah M. Martiniak, Trustees	The new owners	091-09-4A-002.0
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 Grantors, hereby quitclaim to **Chris Martiniak and Sarah M. Martiniak, Trustees of the Chris Martiniak and Sarah M. Martiniak Revocable Trust,** hereinafter referred to as Grantee, its heirs and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, Tennessee, to wit:

Being Unit "B" as established by Declaration of Protective Covenants, Conditions and Restrictions for 5920 Maxon Avenue Commons, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Instrument No. 20161021-0111547, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being the same property conveyed to Leonard Chris Martiniak and Sarah M. Martiniak, husband and wife, by Warranty Deed from Mack Props, LLC, a Tennessee Limited Liability Company, dated December 29, 2017 and recorded January 3, 2018, in Instrument No. 20180103-0000936, said Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

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

Property Address: 5920B Maxon Avenue, Nashville, TN 37209

IN WITNESS WHEREOF, have hereunto set their signatures, on this, the 20th of MAY 2021 ~~2019~~.

Leonard Chris Martiniak

Sarah M Martiniak

Sarah M. Martiniak

STATE OF _____)
COUNTY OF _____)

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

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

See Attached
NOTARY PUBLIC

My commission expires: 4-8-23

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 Martiniak and Sarah M. Martiniak,
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
RUTHERFORD COUNTY