Karen Johnson Davidson County
Batch# 720988 DEEDQC
09/21/2021 02:36:40 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210921-0126852

This Instrument Prepared By:

Sean C. Wlodarczyk
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219-2405

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
1027 Wedgewood, LLC 3415 Claridge Drive, Danville, CA 94526	1027 Wedgewood, LLC 3415 Claridge Drive, Danville, CA 94526	105-09-0W-003.00-CO

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lon Phares and Laura Phares, as Trustees of the Lon Phares and Laura Phares Family Trust Dated September 18, 2002,** by these presents does hereby quitclaim and convey unto **1027 Wedgewood, LLC**, a Tennessee limited liability company, all of its right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 3, The Row at Waverly Place, a Planned Unit Development, as shown in the Declaration of Covenants, Conditions and Restrictions of record in instrument No. 20141023-0097778, as Amended in Instrument No. 20160218-0015586, 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 by Benson Curb and Jacquie Curb to Lon Phares and Laura Phares, as Trustees of the Lon Phares and Laura Phares Family Trust Dated September 18, 2002 by Warranty Deed executed September 15, 2021.

Being the same property conveyed to Benson Curb and Jacquie Curb, husband and wife by Warranty Deed from GYJ Ventures, LLC, a Delaware limited liability company of record in Instrument No. 20160921-0099318

Register's Office for Davidson County, Tennessee, dated September 20, 2016 and recorded on September 21, 2016.

The property being more commonly known as 1027 Wedgewood Ave, Nashville, Tennessee, 37203.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises, and as are reflected in prior recordings.

WITNESS our hands this 20TH day of September, 2021.

Lon Phares, Co-Trustee of the Lon Phares and Laura Phares Family Trust

Laura Phares, Co-Trustee of the Lon Phares and Laura Phares Family Trust

STATE OF California)
COUNTY OF Contra Costa

Personally appeared before me, T. Dosier, Notary Public, **Lon Phares, Co-Trustee of the Lon Phares and Laura Phares Family Trust**, with whom I am personally acquainted, and who signed this quitclaim deed.

Sworn to and subscribed before me, this 20 day of September, 2021.

Notary Public

My Commission Expires: 8/02/2025

T. DOSIER
COMM. # 2368910
CONTRA COSTA COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
AUGUST 02, 2025

STATE OF California)
COUNTY OF Contra Costa

Personally appeared before me, T. Dosier, Notary Public, **Laura Phares, Co-Trustee of the Lon Phares and Laura Phares Family Trust**, with whom I am personally acquainted, and who signed this quitclaim deed.

Sworn to and subscribed before me, this 20 day of September, 2021.

Notary Public

My Commission Expires: 08/02/2025

T. DOSIER
COMM. # 2368910
CONTRA COSTA COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
AUGUST 02, 2025

The actual consideration paid for this transfer is $-0-.

AFFIANT:

Lon Phares, Co-Trustee of the Lon Phares and Laura Phares Family Trust

STATE OF ~~TENNESSEE~~ California)
COUNTY OF ~~CONTRA COSTA~~ Contra Costa

Subscribed and sworn to before me, this the 20 day of September, 2021.

Notary Public

My Commission Expires: 8/02/2025

T. DOSIER
COMM. # 2368910
CONTRA COSTA COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
AUGUST 02, 2025