THIS INSTRUMENT WAS PREPARED BY AND WHEN RECORDED, MAIL TO:

VOORHEES & RATZLAFF LAW GROUP, LLP
13831 Roswell Ave., Suite D
Chino, CA 91710
(909) 334-1425
(909) 325-2705 FAX

Tax Statements should be mailed to:
David & Mary Tibbs
21472 Countryside Dr.
Lake Forest CA 92630

Tax Parcel ID #: 158-09-0-A-003-00

Karen Johnson Davidson County
Batch# 728253 **DEEDQC**
10/01/2021 08:52:58 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20211001-0132036

(Space above reserved for Recorder)

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE

DAVIDSON COUNTY

SOURCE OF EQUITABLE INTEREST:
Warranty Deed recorded on 06-18-2021 in
Davidson County Registrar's Office
Doc #20210618-0082426

KNOW ALL MEN BY THESE PRESENTS, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, if any, in hand paid to **Mary A. Tibbs and David E. Tibbs as joint tenants with right of survivorship**, residing at 21472 Countryside Dr., County of Orange, City of Lake Forest, State of California (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to **Mary A. Tibbs and David E. Tibbs as trustees of the *David E. and Mary A. Tibbs Revocable Living Trust*** dated August 24, 2021, and any and all amendments thereto, residing at 21472 Countryside Dr., County of Orange, City of Lake Forest, State of California (hereinafter known as the "Grantee(s)") all the rights, title, interest and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

LEGAL DESCRIPTION: See attached Exhibit A
This is IMPROVED property known at 6304 Chickering Woods Drive, Nashville TN 37215.

[SIGNATURES ON NEXT PAGE]

David E. Tibbs
Grantor's Signature

DAVID E. TIBBS
Grantor's Name Printed

21472 COUNTRYSIDE DR
Address

LAKE FOREST, CA 92630-6558
City, State & Zip

Mary A. Tibbs
Grantor's Signature

Mary A. Tibbs
Grantor's Name Printed

21472 Countryside Dr
Address

Lake Forest CA 92630
City, State & Zip

IN WITNESS WHEREOF,

Holly Ratzlaff
Witness's Signature

Holly Ratzlaff
Witness's Name Printed

13831 Roswell Ave Ste D
Address

Chino, CA 91710
City, State & Zip

Kariann Voorhees
Witness's Signature

Kariann Voorhees
Witness's Name Printed

13831 Roswell Ave. Ste D
Address

Chino, CA 91710
City, State & Zip

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)
) ss.
COUNTY OF Orange)

On August 24, 2021, before me, Holly Ratzlaff, a Notary Public, personally appeared **Mary A. Tibbs and David E. Tibbs**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is 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) 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.

Holly Ratzlaff
Notary Public

HOLLY RATZLAFF
Notary Public - California
San Bernardino County
Commission # 2351264
My Comm. Expires Mar 27, 2025

EXHIBIT A

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Unit 2-A, together with the appurtenant interest in the common elements of Chickering Woods, a horizontal property regime established by Master Deed, of record in Book 6521, page 647, amended in Book 6912, page 132, and Book 11395, page 823, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Chickering Woods of record in Book 6250, Page 380, Register's Office for Davidson County, Tennessee.

APN 158-09-0-A-003-00
Commonly referred to as: 6304 Chickering Woods Drive, Nashville TN 37215

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2839 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.

Karian Voorhees
Affiant

Subscribed and sworn before me, this 26 day of August, 2021

Holly Ratzlaff
Notary

HOLLY RATZLAFF
Notary Public - California
San Bernardino County
Commission # 2351264
My Comm. Expires Mar 27, 2025