Karen Johnson Davidson County
Batch# 731527 DEEDQC
10/07/2021 02:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211007-0135061

THIS INSTRUMENT
PREPARED BY:
McCann & Hubbard
1804 Williamson Court
Suite 201
Brentwood, Tennessee 37027

STATE OF CALIFORNIA
COUNTY OF Tulare
The actual consideration or value,
whichever is greater, for this transfer is $0.00.
Patricia Willems
Patricia Willems
AFFIANT

Subscribed and sworn to before me
this 1st day of October, 2021.

Manuela G Abrego
NOTARY PUBLIC
My Commission Expires: 5.11.22

ADDRESS OF NEW OWNER:
Walter R. Willems Trustee
Patricia E. Willems, Trustee
496 N. Vermont
Dinuba, California 93619

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL:
163-11-0E-022.00-CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Patricia Willems, a married woman,** Grantor, hereby quitclaims and conveys all of her undivided right, title and interest to the hereinafter described property to **Walter R. Willems and Patricia E. Willems, Co-Trustees of the Walter R. Willems and Patricia E. Willems Revocable Trust dated July 24, 2021,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit No. 22 on the Plan of Timber Trace Townhouses, Second Revision of record in Instrument No. 20020514-0059199, as established under Master Deed of record in Instrument No. 20001122-0115563, amended in Instrument No. 20010314-0024381 and amended in Instrument No. 20020517-0060761, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Patricia Willems, by Warranty Deed, from Robert Yarger and Lori Yarger, of record in Instrument No. 20210329-0040778, Register's Office for Davidson County, Tennessee.

MANUELA G. ABREGO
Notary Public - California
Tulare County
Commission # 2242083
My Comm. Expires May 11, 2022

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

This property has been used for investment purposes only and has not been the marital residence of the Grantor.

This is improved property known as: 2950 Baby Ruth Lane, Antioch, Tennessee 37013.

IN WITNESS WHEREOF, the Grantor has hereunto set her signature on this the 1st day of October, 2021.

Patricia Willems

Patricia Willems

STATE OF CALIFORNIA
COUNTY OF Tulare

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Patricia Willems, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 1st day of October, 2021.

Manuela Abrego

Notary Public

My Commission Expires: 5.11.22

MANUELA G. ABREGO
Notary Public - California
Tulare County
Commission # 2242083
My Comm. Expires May 11, 2022

Certificate of Authenticity

I, A. Scott Hubbard, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 1, 2021.

Date

A. Scott Hubbard

Affiant Signature

10/5/2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of October, 2021.

Emily Betts

Notary's Signature

My Commission Expires: Date

Notary's Seal (if on paper)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024