PROPERTY TAX INFORMATION:

OWNER: Matthew Pirtle, et al
100 Van Ness Avenue, #703
San Francisco, CA 94102

SEND TAX BILLS TO: same

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130
From information furnished by the parties.
No search was performed. No Tax advice was sought by parties or given by preparer

Map/Parcel: 06170C00200

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, **Matthew Pirtle, a single man,** has this day bargained and sold and does hereby transfer, convey and quitclaim unto **Matthew Pirtle, a single man and Angela Pirtle, an unmarried woman, and Hal Baerg, an unmarried man, as joint tenants with rights of survivorship,** their heirs and assigns, forever, all of his interest in and to that certain tract or parcel of real estate lying in Davidson County, Tennessee, and being further described as follows:

Land lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being Unit No. 2, as shown on Exhibit A-1 of the Declarations of Covenants, Conditions and Restrictions for 4309 Gallatin Road Townhomes, appearing of record in Instrument No. 20200804-0086178, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Matthew Pirtle, a single man, by Warranty Deed from Blue Sky Construction, Inc., a Tennessee Corporation, dated November 30, 2021 and of record as Instrument No. 20211202-0159753, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO any and all restrictive covenants of record in the Register's Office for Rutherford County, Tennessee; and to all zoning and subdivision regulations of appropriate governmental body along with any easements and right of ways of public roads and utilities.

Karen Johnson Davidson County
Batch# 773357 DEEDQC
12/14/2021 09:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211214-0165066

WITNESS MY HAND this 7 day of December, 2021.

Matthew Pirtle

STATE OF CALIFORNIA)
ss.
San Francisco COUNTY)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid **Matthew Pirtle**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the foregoing instrument (QuitClaim Deed) and further acknowledged that he executed the same as her free act and deed.

Witness my hand and seal, at Office, this 7 day of December, 2021.

ALAN LEONG
Notary Public - California
San Francisco County
Commission # 2239177
My Comm. Expires May 19, 2022

NOTARY

My Commission Expires: 5/19/2022

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me, on this 7 day of December, 2021.

NOTARY PUBLIC

My Commission Expires: _____

ALAN LEONG
Notary Public - California
San Francisco County
Commission # 2239177
My Comm. Expires May 19, 2022

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 San Francisco
Subscribed and sworn to (or affirmed) before me on this 7 day of Dec
20 21 by Matthew Pirtle

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

TRUE COPY CERTIFICATION

I, Jack E. Gritton, II, do hereby make oath that I am a licensed Attorney and/or custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 12/7/21. (Date of Document)

Affiant Signature

Date: 12/7/21

State of Tennessee

County of Rutherford

Sworn and Subscribed to me this 7 day of December 2021

Notary Public

My Commission Expires: 3/30/2022

MACY EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY