Karen Johnson Davidson County
Batch# 792153 DEEDQC
01/18/2022 11:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220118-0006669

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH day of December 2021.

Notary Public
MY COMMISSION EXPIRES: (AFFIX SEAL)

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires December 12, 2022 WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Theodore & Tamra Litz Living Trust 1999	SAME AS NEW OWNER	062-02-0B-280.00-CO
(NAME) 4253 Longfellow Drive	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Theodore Litz and Tamra Litz, spouses married to each other,** hereinafter called the Grantor(s), has quitclaimed **Theodore G. Litz and Tamra H. Litz, Co-Trustees of the Theodore & Tamra Litz Living Trust 1999**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 264, on the plan of Abbington Park, Phase Two, Section One, of record in Instrument No. 20081008-0102227, revised in Instrument No. 20081024-0106746 and by Surveyor's Certificate of Correction in Instrument No. 20081030-0108211, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Theodore Litz and Tamra Litz, spouses married to each other by deed from Eileen M. Anka and Justen Anka, wife and husband of record in Instrument No. 202201180006667, said Register's Office.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 4253 Longfellow Drive, Nashville, TN 37214.

Witness my hand this 6 day of December, 2021.

Theodore Litz

Tamra Litz

State of TENNESSEE
County of _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Theodore Litz and Tamra Litz, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of _____, 2021.

Notary Public
My commission expires:

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 ORANGE)

On December 6, 2021 before me, JANETTE GARABEDIAN Notary Public
(insert name and title of the officer)

personally appeared THEODORE LITZ & TAMRA LITZ
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

Signature _____ (Seal)

JANETTE GARABEDIAN
Notary Public - California
Orange County
Commission # 2296505
My Comm. Expires Aug 5, 2023

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 12/6/21.

Date

Celia Stewart-Rouse

Affiant Signature

12/6/21

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 6th day of Dec, 2021.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

