Karen Johnson Davidson County
Batch# 801750 DEEDQC
02/08/2022 12:04:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220208-0014431

THIS INSTRUMENT PREPARED BY:
National Signing Solutions, Inc.
18167 US Highway 19 North, Floor 3
Clearwater, Florida 33764

QUIT CLAIM DEED

Return To:
Vantage Point Title, Inc.
18167 U.S. Highway 19 N. Floor 3
Clearwater, FL 33764

New Owner(S) Address &
Mail Tax Statements To:
Allen Ray Luna
6014 California Avenue
Nashville, TN 37209

Property Tax ID#: 091-02-4R-002.00
File #: TN817583

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, **ALLEN RAY LUNA A/K/A ALLEN R. LUNA AND AMANDA J. LUNA, AN UNMARRIED MAN AND WOMAN WHO ACQUIRED TITLE AS HUSBAND AND WIFE**, as Grantor, hereby convey all rights, titles and interests that we may have in to **ALLEN RAY LUNA, AN UNMARRIED MAN**, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 091-02-4R-002.00

Property Address: 6014 California Avenue, Nashville, TN 37209

Exempt Pursuant to T.C.A. Code 67-4-409(a3E).

Witness our hands this the 22nd day of December, 2021.

Amanda J Luna
AMANDA J. LUNA

STATE OF South Carolina }

COUNTY OF Horry }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, AMANDA J. LUNA, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

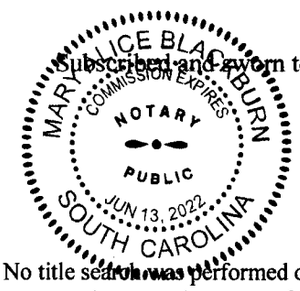


Witness my hand and official seal this the 22nd day of December, 2021.

Mary Alice Blackburn
Notary Public Mary Alice Blackburn
My Commission expires:
My Commission Expires June 13, 2022

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

Amanda J Luna
AMANDA J. LUNA



Subscribed and sworn to before me this the 22nd day of December, 2021.

Mary Alice Blackburn
Notary Mary Alice Blackburn
My Commission expires:
My Commission Expires June 13, 2022

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Witness our hands this the 23rd day of December, 2021.

ALLEN RAY LUNA
A/K/A ALLEN R. LUNA

STATE OF Tennessee }

COUNTY OF Davidson }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, ALLEN RAY LUNA A/K/A ALLEN R. LUNA, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 23rd day of December, 2021.

Erica Davis
Notary Public
My Commission expires: 03/06/2024

ERICA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

ALLEN RAY LUNA
A/K/A ALLEN R. LUNA

Subscribed and sworn to before me this the 23rd day of December, 2021.

Erica Davis
Notary
My Commission expires: 03/06/2024

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

ERICA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

EXHIBIT "A"

The following described Real Estate in Davidson County, in the State of Tennessee, to wit:

Land in Davidson County, Tennessee being Unit No. B of Homes, a Planned Unit Development (Horizontal Property Regime with Private Elements) as shown on the site plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes, California and Declaration of Covenants, Conditions and Restrictions for Homes, California a Horizontal Properly Regime with Private Elements. recorded as Instrument #20180514-0045974, in the Registers Office For Davidson County, Tennessee along with all ownership interest and rights regarding all related Private Elements Common Elements, and Limited Common Elements as specified in said Declaration.

Being the same property conveyed to Allen R. Luna and Amanda J. Luna by Deed from Waleed Seder, a married man, dated 5/17/2019 and recorded 5/20/2019 in Instrument # 20190520-0047012, Register's Office for Davidson County, Tennessee.

Commonly Known As: 6014 California Avenue, Nashville, TN 37209
Parcel ID: 091-02-4R-002.00

True Copy Certification

I, *Darell Near*, do hereby make oath that I am 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 12/22/2021 *(date of document)*.

Affiant Signature

January 17, 2022
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 17 day of January 2022.

Notary Signature

My Commission Expires: May 9, 2025

Notary Seal (if on paper)

ASHLEE BERRY
MY COMMISSION # HH 079806
EXPIRES: May 9, 2025
Bonded Thru Notary Public Underwriters