Karen Johnson Davidson County
Batch# 826619 DEEDQC
03/23/2022 08:45:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220323-0033091

Return to:

TIMIOS, INC. - REFI
5716 CORSA AVE
WESTLAKE VILLAGE CA 91362
FILE NO. 2426514

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
THOMAS MCCARTAN	THOMAS MCCARTAN	161-10-0A-033.00-CO
5368 VILLAGE WAY NASHVILLE, TN 37211	5368 VILLAGE WAY NASHVILLE, TN 37211	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **THOMAS MCCARTAN, UNMARRIED AND DANIEL MCCARTAN, UNMARRIED, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **THOMAS MCCARTAN, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 52, ON THE PLAN OF VILLAGES OF BRENTWOOD, PHASE ONE, OF RECORD IN PLAT BOOK 5200, PAGE 613, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO THOMAS MCCARTAN, UNMARRIED AND DANIEL MCCARTAN, UNMARRIED, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP BY DEED FROM DANIEL MCCARTAN, UNMARRIED MAN RECORDED 03/17/2020 IN DEED INSTRUMENT NO. 202003170029441, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property known as, 5368 VILLAGE WAY, NASHVILLE, TN 37211

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of MARCH, 2022.

Thomas McCartan
THOMAS MCCARTAN

~~DANIEL MCCARTAN~~ N/A

STATE OF ~~TENNESSEE~~ OHIO

COUNTY OF LAKE

Before me, TIFFANY L. LEWIS of the state and county mentioned, personally appeared **THOMAS MCCARTAN** and ~~**DANIEL MCCARTAN**~~ to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

TIFFANY L LEWIS
Notary Public
State of Ohio
My Comm. Expires
September 15, 2026

Tiffany L. Lewis
Notary Public
Printed Name: TIFFANY L. LEWIS
My Commission Expires: 09/15/2026

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $_____.

_____
Affiant

STATE OF TENNESSEE

COUNTY OF _____

Subscribed and sworn before me this the _____ day of _____, 20___.

_____
Notary Public
My commission expires:

Witness my hand this 10th day of MARCH, 2022.

THOMAS MCCARTAN

Daniel McCartan
DANIEL MCCARTAN

STATE OF ~~TENNESSEE~~ CALIFORNIA

COUNTY OF LOS ANGELES

Before me, MARK PESQUEIRA, Notary Public of the state and county mentioned, personally appeared ~~THOMAS MCCARTAN~~ and DANIEL MCCARTAN to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

MARK PESQUEIRA
Notary Public - California
Los Angeles County
Commission # 2261073
My Comm. Expires Oct 30, 2022

Notary Public
Printed Name: MARK PESQUEIRA
My Commission Expires: Oct. 30, 2022

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Daniel McCartan
Affiant

STATE OF ~~TENNESSEE~~ CALIFORNIA

COUNTY OF LOS ANGELES

Subscribed and sworn before me this the 10th day of MARCH, 2022.

Notary Public MARK PESQUEIRA
My commission expires: Oct. 30, 2022

MARK PESQUEIRA
Notary Public - California
Los Angeles County
Commission # 2261073
My Comm. Expires Oct 30, 2022

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

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 Los Angeles

On March 10, 2022 (Date) before me, Mark Pesqueira, Notary Public (Here Insert Name and Title of the Officer),

personally appeared DANIEL MCCARTAN (Name(s) of Signer(s)),

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.

MARK PESQUEIRA
Notary Public - California
Los Angeles County
Commission # 2261073
My Comm. Expires Oct 30, 2022

Place Notary Seal and/or Stamp Above

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 _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: QUITCLAIM DEED

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: THOMAS MCCARTAN

Capacity(ies) Claimed by Signer(s)

Signer's Name: DANIEL MCCARTAN	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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Tennessee Certification of Electronic Document

I, Linda Brown, 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 **3/10/2022** (date of document).

Linda Brown
Affiant Signature

3/14/2022
Date

State of California

County of Los Angeles

Sworn to and subscribed before me this **14** day of **March**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 5-18-2025

NOTARY'S SEAL

NRO1 ROSELYN WOODWARD COMM. #2358082 Notary Public - California Los Angeles County My Comm. Expires May 18, 2025 NRO1