THIS INSTRUMENT PREPARED BY:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067
(615)599-9959

Karen Johnson Davidson County
Batch# 827433 DEEDQC
03/24/2022 08:30:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220324-0033750

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN to before me, this the 14th day of ~~December, 2021~~ March, 2022.

Notary Public
My Commission Expires: 9/8/25

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Herbert John Erlenbach and Cristobal Ruiz 37901 Tackstem Street Palmdale, CA 93552	New Owner	053-09-0-038.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Herbert John Erlenbach, a single man** ("Grantors"), have bargained and sold, and by these presents does hereby Quitclaim and convey unto **Herbert John Erlenbach, unmarried, and Cristobal Ruiz, unmarried, as tenants in Common with Rights of Survivorship** ("Grantees"), their heirs and assigns, all of their right, title and interest in and to that certain real property in **Davidson County**, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Situate in the Nineteenth (19th) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Sequoia Valley Subdivision, Section 3, as shown by a map of record in Plat Book 4460, Page 83, in the Register's of Deeds Office.

Being the same property conveyed to Herbert John Erlenbach, a single man by Warranty Deed from Max Enterprise, LLC, a Tennessee limited liability company of record in Instrument No. 20211129-0157136, Register's Office for Davidson County, Tennessee, dated November 18, 2021 and recorded on November 29, 2021.

This is improved property known as 1229 Cheyenne Court, Madison, TN 37115.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 20th day of December, 2021.

GRANTOR(S):

Herbert John Erlenbach

Herbert John Erlenbach

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Herbert John Erlenbach, the within named bargainors, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness ~~my hand and~~ official seal, this the 20th day of December, 2021.

Notary ~~Public~~

My Commission Expires: ~~Firm~~ 8/2/2023

See attached Acknowledgment

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 December 29, 2021 before me, Tina Strange, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Herbert John Erlenbach
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.

TINA STRANGE
COMM. # 2299895
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires AUGUST 2, 2023

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: 3
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	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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CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 12-20, 2022.

Affiant
Date: March 16, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 16 day of March 2022.

Notary Public

My Commission Expires: 11/15/2025

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY