Karen Johnson Davidson County
Batch# 833095 DEEDQC
04/01/2022 10:49:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220401-0037974

PREPARED BY:

Andrew J. Bellm, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, March 25, 2022.

Notary Public

My Commission Expires: 1-11-26

LYNNE B. JERVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026

New Owner Address:
Lance D. Lentz and
Renee T. Lentz
7216 Littler Court
Moorpark, CA 93021

Send Tax Bills To:
Same

Map-Parcel Number:
118 01 1A 001.00
118 01 1A 002.00

QUITCLAIM DEED

Lance D. Lentz ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Renee T. Lentz** ("Grantee") a one-fifth (1/5) undivided interest in and to those certain tracts or parcels of land in Davidson County, Tennessee, more particularly described in Exhibit A.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

<Signature page to follow.>

860787.1/020211133

WITNESS my hand on this day, March 16, 2022.

Lance D. Lentz

STATE OF California)
COUNTY OF Ventura)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lance D. Lentz** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, March 16, 2022.

K. Lashley
Notary Public

My Commission Expires: 11/4/2025

K. LASHLEY
Notary Public - California
Los Angeles County
Commission # 2377894
My Comm. Expires Nov 4, 2025

860787.1/020211133

EXHIBIT A

UNIT A

LAND in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for 1011 Montrose Homeowners Association, of record in Instrument No. 20150806-0078658, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit C to which reference is hereby made for a more particular description of said property.

Being also known as 1011A Montrose Avenue, Nashville, TN 37204.

UNIT B

LAND in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for 1011 Montrose Homeowners Association, of record in Instrument No. 20150806-0078658, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit C to which reference is hereby made for a more particular description of said property.

Being also known as 1011B Montrose Avenue, Nashville, TN 37204.

The above units being the same property conveyed to Lance D. Lentz by Warranty Deed from David J. Snodgrass and wife, Melody Snodgrass, of record as Instrument No. 20191118-0118513, Register's Office for Davidson County, Tennessee.

The description is the same as that used in the last deed prior to this transaction.

This is improved property known as 1011A and 1011B Montrose Avenue, Nashville, TN 37204.

True Copy Certification

I, Wesley D. Turner, Esq., 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 March 16, 2022.

Affiant Signature

Date: March 25, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Wesley D. Turner, Esq., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, March 25, 2022.

Notary's Signature

My Commission Expires: 1-11-26

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026

860787 1/020211133