Address New Owner As:	Send Tax Bills To:	Map-Parcel Number
Fred and Toni Wolf Family Trust 1313 Sula Drive Nashville, TN 37076	Amerifirst Financial 275 E. Rivulon Blvd Suite 300 Gilbert, AZ 85297	086-12-0B-045.00-CO

THIS INSTRUMENT PREPARED BY:
Momentum Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

JAKE MOORE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Please see Calefornia Jurat attached.
Richard L Evans
Notary Public
6/29/2022

Subscribed and sworn to before me, this the 6 day of July, 2022.

Notary Public

My Commission Expires: 9-24-22
(Affix Seal)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Fred W. Wolf and Toni M. Wolf, husband and wife**, hereinafter referred to as the Grantor, by these presents transfers and quitclaims unto **Fred Wolf and Toni Wolf, Trustees of the Fred and Toni Wolf Family Trust dated August 1, 2007, as amended and restated on March 23, 2022**, hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Unit 45 as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Tulip Grove, a Horizontal Regime with Private Elements of record in Instrument No. 20161123-0123638, Register's Office for Davidson County, Tennessee, as amended in Instrument No. 20161123-0124072, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Fred W. Wolf and Toni M. Wolf, husband and wife, by Warranty Deed from Kate O'Connor and Ryan O'Connor, wife and husband, of record in Instrument No. 20220621-0070251, Register's Office for Davidson County, Tennessee, dated June 13, 2022 and recorded on June 21, 2022.

This is improved property known as: **1313 Sula Drive, Nashville, TN 37076.**

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

Karen Johnson Davidson County
Batch# 886563 DEEDQC
07/11/2022 08:14:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220711-0079134

This instrument was prepared from information supplied by the Grantors and Grantees. No title examination, survey, or settlement has been performed and Momentum Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this the 29 day of June, 2022.

GRANTOR:

Fred W. Wolf

Fred W. Wolf

Toni M. Wolf

Toni M. Wolf

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Fred W. Wolf and Toni M. Wolf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 29 day of June, 2022.

_____
Notary Public
My Commission Expires: _____

Please see California all-Purpose Certificate of Acknowledgment attached

Richard L Cano
Notary Public
June 29, 2022

JURAT

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

Subscribed and sworn to (or affirmed) before me on this 29th day of June, 2022 by Fred and Toni Wolf Family Trust dated June 29, 2022,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Richard L Evans
Signature (Seal)

RICHARD L. EVANS
Notary Public - California
Los Angeles County
Commission # 2361966
My Comm. Expires Jul 17, 2025

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quitclaim Deed
(Title or description of attached document)

#086-12-08-45-00-Co
(Title or description of attached document continued)

Number of Pages 3 Document Date 6/29/2022

Additional information

INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one with does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.

2015 Version www.NotaryClasses.com 800-873-9865

ALL- PURPOSE
CERTIFICATE OF 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 Los Angeles }

On June 29, 2022 before me, Richard L. Evans, Notary Public
(Here insert name and title of the officer),

personally appeared Fred and Toni Wolf Family Trust.,

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.

Richard L Evans
Notary Public Signature (Notary Public Seal)

RICHARD L. EVANS
Notary Public - California
Los Angeles County
Commission # 2361966
My Comm. Expires Jul 17, 2025

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quitclaim Deed
(Title or description of attached document)

#086-12-0B-45.00-CO
(Title or description of attached document continued)

Number of Pages 3 Document Date 6/29/2022

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer
  _____ (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☒ Trustee(s)
- ☐ Other _____

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INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they,~~ ~~is~~ /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

- The text of a certification of an electronic document must be in the following form.

I, Kristopher Prizio 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 7-8-2022 (date of document).

Affiant Signature

Date: 7-8-2022

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of July, 2022.

Notary Signature

MY COMMISSION EXPIRES: 5-7-2024

Notary's Seal (if on paper)

