Karen Johnson Davidson County
Batch# 898738 DEEDQC
08/04/2022 11:53:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220804-0088859

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TN

COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 2nd day of August, 2022.

Notary Public

My commission expires: 4/23/25

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brett Tressen **Ronald Ross Tressen**	**New Owner**	**181100E04600CO**
5556 Prada Dr.		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Brett Tressen, a single man, and Ronald Ross Tressen and Vanessa Ellen Tressen, husband and wife,** " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **Ronald Ross Tressen and Vanessa Ellen Tressen, Trustees of the Tressen Family Trust u.a.d. September 26, 1998, and Brett Tressen, a single man, all as tenants in common with right of survivorship,** herein called "GRANTEE(S)", their successors, heirs and assigns all of her right, title and interest in and to a certain tract or parcel of land in **Davidson County, Tennessee.**

Land in Davidson County, Tennessee, being Lot. No. 46, on the Plat of High Point, Phase 2, Section 2, of record as Instrument No. 20140821-0076394, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Brett Tressen, a single man, and Ronald Ross Tressen and Vanessa Ellen Tressen, husband and wife as Community Property with Right of Survivorship by Warranty Deed from Jack DJ Bouaphachanh and Nevena Kebara, now Nevena Bouaphachanh, husband and wife, dated June 9, 2022 and recorded June 17, 2022, of record in Instrument No. 20220617-0070000, in the Register's Office of Davidson County, Tennessee.

This is **improved** property known as: **5556 Prada Drive, Brentwood, TN 37027.**

WITNESS my/our hand(s) this 27th day of July, 2022.

Brett Tressen

Ronald Ross Tressen

Vanessa Ellen Tressen

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, **Brett Tressen,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of August, 2022.

Notary Public **My Commission Expires:** 6/23/25

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, **Ronald Ross Tressen and Vanessa Ellen Tressen,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, 2022.

Notary Public **My Commission Expires:** _____

SEE ATTACHED NOTARY

CALIFORNIA ALL-PURPOSE 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 Contra Costa)

On July 27th, 2022 before me, Jacob A. Rodriguez, Notary Public,

Personally appeared Ronald Ross Tressen

Vanessa Ellen Tressen,

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.

JACOB A. RODRIGUEZ
COMM. # 2358520
CONTRA COSTA COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
MAY 22, 2025

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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: 2 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, Katie Smith, 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

8/2/22.

Date

KS

Affiant Signature

8/2/22

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 2nd day of August, 2022.

Notary's Signature

My Commission Expires: 6/23/25

Date

Notary's Seal (if on paper)

