Karen Johnson Davidson County
Batch# 899311 DEEDQC
08/05/2022 10:09:23 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220805-0089231

PREPARED BY AND RETURN TO:
Baker, Donelson, Bearman, Caldwell
& Berkowitz, P.C.
Attn.: Shaheen I. Imami, Esq.
633 Chestnut Street, Suite 1900
Chattanooga, Tennessee 37450

Name and Address of New Owner:	Send Tax Bills to:	Map Parcel Numbers:
Ali R. Rafatjoo and Lori J. Izabal, Trustees 26 Constellation Way Coto de Caza, CA 92679	Ali R. Rafatjoo, and Lori J. Izabal, Trustees 26 Constellation Way Coto de Caza, CA 92679	104-12-OG-002.00-CO

QUITCLAIM DEED

WHEREAS, **ALI RAFATJOO AND LORI J. IZABAL**, husband and wife, acquired the hereinafter described property by General Warranty Deed recorded February 11, 2019, by Instrument No. 20190211-0012572, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, **ALI RAFATJOO AND LORI J. IZABAL** desire to make this Quitclaim Deed and cause it to be recorded in said Register's records.

NOW, THEREFORE, **ALI RAFATJOO AND LORI J. IZABAL** ("Grantor") quitclaim to **ALI RAFATJOO AND LORI J. IZABAL, AS TRUSTEES OF THE IZABAL-RAFATJOO FAMILY TRUST DATED APRIL 27, 2005**, ("Grantee"), their successors and assigns as their interests may appear, all of Grantor's right, title, and interest in and to the following described property, to wit:

Land in Davidson County, Tennessee, being Unit No. B, as shown on the map entitled Master Declaration of Covenants, Conditions and Restrictions for Bernard Avenue Townhomes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20161201-0126072 and corrected by Affidavit of Scrivener's Error of record in Instrument No. 20190102-0000422, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ali Rafatjoo and Lori J. Izabal, husband and wife, by General Warranty Deed from Land Development.Com, Inc., a Tennessee corporation, dated January 30, 2019, recorded February 11, 2019 at Instrument No. 20190211-0012572 in the Register's Office of Davidson County, Tennessee.

This transfer is by quitclaim, and the undersigned make no warranty other than title.

The undersigned acknowledge that this deed was prepared from information in prior deeds and information provided to Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C., without the benefit of a survey, that no request was made that Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C. perform a title examination, and that Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C. shall have no liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, Grantor has executed this deed as of the 25th day of July, 2022.

GRANTOR

ALI RAFATJOO

LORI J. IZABAL

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before the undersigned, a Notary Public in and for said State and County, Ali Rafatjoo, with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this ____ day of July, 2022.

_____
Notary Public

Commission Expires: _____

See attached CA Acknowledgment SL

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before the undersigned, a Notary Public in and for said State and County, Lori J. Izabal, with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this ____ day of July, 2022.

_____
Notary Public

Commission Expires: _____

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 Orange

On July 28, 2022 (Date) before me, Susan W. Manrow, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Ali Rafatjoo and Lori J. Izabal (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.

SUSAN W. MANROW
Notary Public - California
Orange County
Commission # 2298500
My Comm. Expires Aug 19, 2023

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 Susan W. Manrow
Signature of Notary Public

Place Notary Seal and/or Stamp Above

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: 7/28/2022 Number of Pages:

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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STATE OF CALIFORNIA
COUNTY OF Orange

I swear and affirm that there was no consideration for this transfer and that there is no tax due under Tennessee Code Annotated Section 67-4-409(4).

Affiant

Sworn to and subscribed before me
this 28 day of July, 2022.

See attached CA Jurat

Notary Public
Commission Expires: _____

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], not Notary)

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

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 Orange

SUSAN W. MANROW
Notary Public - California
Orange County
Commission # 2298500
My Comm. Expires Aug 19, 2023

Place Notary Seal and/or Stamp Above

Subscribed and sworn to (or affirmed) before me
on this 28 day of July, 2022,
Date *Month* *Year*
by
(1) Ali Rafatjoo
(and (2) Lori J. Izabal),
Name(s) of Signer(s)

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

Signature Susan W. Manrow
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: Affidavit

Document Date: 7/28/2022 Number of Pages: _____

Signer(s) Other Than Named Above: _____

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