AFTER RECORDING RETURN TO:
AMC Settlement Services
345 Rouser Rd
Coraopolis, PA 15108
File No. 50024343

Karen Johnson Davidson County
Batch# 910769 DEEDQC
08/31/2022 01:56:30 PM 11 pgs
Fees: $57.00 Taxes: $0.00
20220831-0098332

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 14711007700

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS DEED made and entered into on this 20th day of August, 2022, by and between **Patricia A. Gerbic, a remarried woman, joined in execution by her spouse, Joshua ~~Esref Guntel~~ Escrefjelo and Bobby Derrick Jones, an unmarried man who acquired title as wife and husband and Amy J. Skerkoski, a married woman, joined in execution by her spouse, Ryan Nelson**, residing at 527 Leeanne Drive, Nashville, TN 37211, hereinafter referred to as Grantor(s) and **Patricia A. Gerbic, a married woman and John F. Gerbic, a married man**, residing at 527 Leeanne Drive, Nashville, TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 527 Leeanne Drive, Nashville, TN 37211

Being the same property conveyed to the Grantor(s) in a Deed recorded on 05/28/2019 under Document Number: 20190528-0050017 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Patricia A. Gerbic

~~**Joshua Esret Guntel**~~
Joshua Esref Guntel JAG

STATE OF TENNESSEE
COUNTY OF Maury

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Patricia A. Gerbic and Joshua ~~Esret~~ Esref Guntel, the within named Grantor, 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 and seal, at office in Maury County, this 2nd day of August, 2022.

Marcy Burridge
Notary Public

My Commission expires: 09/08/2025

MARCY BURRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Tennessee
County of Maury } ss.

On this the 20th day of August, 2022, before me,
Day *Month* *Year*

Marcy Burridge, the undersigned Notary Public,
Name of Notary Public

personally appeared Patricia A. Gerbic & Joshua Esref Guntel,
Name(s) of Signer(s)

☐ personally known to me **– OR –**

☐ 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 for the purposes therein stated.

WITNESS my hand and official seal.

MARCY BURRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Marcy Burridge
Signature of Notary Public

Marcy Burridge
09/08/2025
Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. 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: _____

Signer(s) Other Than Named Above: _____

©2020 National Notary Association

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Bobby Derrick Jones

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Bobby Derrick Jones, the within named Grantor, 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 and seal, at office in 24(16) Nashville, TN, this 24 day of August, 2022

Notary Public

My Commission expires: 09/02/24

ANGY GADALLA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 02, 2024

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

8-22-22

Amy J. Skerkoski

Ryan Nelson

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Amy J. Skerkoski and Ryan Nelson, the within named Grantor, 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 and seal, at office in _____, this _ day of _____, 20___.

_____
Notary Public

My Commission expires: _____

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 Los Angeles)

On 8/22/2022 before me, Barbara A. Winderman-Kaplan, a notary public,
Date *Here Insert Name and Title of the Officer*

personally appeared Amy J. Skerkoski
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.

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.

BARBARA A. WINDERMAN-KAPLAN
Notary Public - California
Los Angeles County
Commission # 2387199
My Comm. Expires Dec 17, 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: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

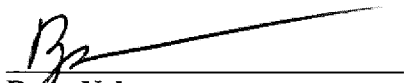
Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

©2016 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

_____
Amy J. Skerkoski


Ryan Nelson

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Amy J. Skerkoski and Ryan Nelson, the within named Grantor, 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 and seal, at office in _____, this _ day of _____, 20___.

_____
Notary Public

My Commission expires: _____

CALIFORNIA 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 Aug. 23, 2022 before me, R.C. FERNANDEZ, NOTARY PUBLIC
(Here insert name and title of the officer)

personally appeared RYAN NELSON,
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.

R C Fernandez
Notary Public Signature

(Notary Public Seal)

R. C. FERNANDEZ
Notary Public - California
Los Angeles County
Commission # 2402966
My Comm. Expires May 3, 2026

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quit Claim Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages ____ Document Date ____

CAPACITY CLAIMED BY THE SIGNER

- ☑ Individual (s)
- ☐ Corporate Officer
  ____ (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other ____

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.

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

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: PATRICIA A. GERBIC

STATE OF Tennessee
COUNTY OF Maury

Sworn to before me this 20th day of August, 2022.

Marcy Burridge
Notary Public
My Commission Expires: 09/08/2025

MARCY BURRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Patricia A. Gerbic and John F. Gerbic
527 Leeanne Drive
Nashville, TN 37211

Name and address of property owner:

Patricia A. Gerbic and John F. Gerbic
527 Leeanne Drive
Nashville, TN 37211

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND, IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE AS MORE FULLY DESCRIBED IN DEED INSTRUMENT NUMBER 20190528-0050017 AND PARCEL # 14711007700, BEING KNOWN AND DESIGNATED AS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 415 ON THE PLAN OF WHISPERING HILLS, SECTION II C OF RECORD IN PLAT BOOK 2663, PAGE (S) 66 AND 67, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF WHISPERING HILLS DRIVE, THE COMMON CORNER OF LOTS NOS. 414 AND 415; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, EASTERLY 133.1 FEET TO A CONCRETE MONUMENT, THE COMMON CORNER OF LOTS NOS. 415, 416, 125 FEET TO A POINT IN THE SOUTHERLY MARGIN OF LES ANNE DRIVE; THENCE WESTERLY WITH SAID SOUTHERLY MARGIN OF LES ANNE DRIVE 118 FEET TO A CONCRETE MONUMENT AT THE BEGINNING OF A CURVE TO THE LEFT, WITH A RADIUS OF 25 FEET; THENCE WITH SAID CURVE TO THE LEFT, A DISTANCE OF 393 FEET TO A CONCRETE MONUMENT IN THE EASTERLY MARGIN OF WHISPERING HILLS DRIVE; THENCE WITH SAID EASTERLY MARGIN, SOUTHERLY 24.9 FEET TO A CONCRETE MONUMENT; THENCE CONTINUING IN A SOUTHERLY DIRECTION WITH SAID EASTERLY MARGIN OF WHISPERING HILLS DRIVE; 113.1 FEET TO THE POINT OF BEGINNING.

PARCEL ID NO.: 14711007700

PROPERTY COMMONLY KNOWN AS: 527 LEEANNE DRIVE, NASHVILLE, TN 37211

Tennessee Certification of Electronic Document

I, Krishe Lake, 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 8.20.22.
(Date of Document)

Affiant Signature

8.20.22
Date

State of PA

County of Allegheny

Sworn to and subscribed before me, Virginia L.W. Juzwick this 20th day of August, 2022.

Notary's Signature – Virginia L.W. Juzwick

Commonwealth of Pennsylvania - Notary Seal
Virginia L W Juzwick, Notary Public
Allegheny County
My commission expires August 31, 2026
Commission number 1080981

MY COMMISSION EXPIRES: 8-31-2026

NOTARY'S SEAL