This Instrument Prepared by:
J. Michael Robbins, BPR#32342
Vasek & Robbins, PLLC
103 West Main Street
Lebanon, TN 37087
(615) 549-8909

Karen Johnson Davidson County
Batch# 940027 DEEDQC
11/10/2022 01:13:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20221110-0120665

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED THEREIN. THIS DOCUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES NAMED HEREIN AND WITHOUT A TITLE SEARCH.

New Owners:	Send Tax Bills to:	Map-Parcel #'s:
Mark and Toshiko Hart Revocable Trust 377 Travertine Drive Ripon, CA 95366	New Owners	Map: 082 Group: 15-0A Parcel: 032.00

QUITCLAIM DEED

This quitclaim deed is made this 30th day of September 2022, by **Mark J. Hart and Toshiko I. Hart,** Grantors, of the City of Ripon, County of San Joaquin State of California, to **Mark J. Hart and Toshiko I. Hart in their capacity as Trustees of the Mark and Toshiko Hart Revocable Trust U/A/D December 3, 2007,** Grantees, of the City of Ripon, County of San Joaquin State of California.

Grantors, for and in consideration of Ten Dollars ($10.00) cash in hand and other good and valuable considerations paid by Grantees, receipt of which is hereby acknowledged, have bargained and sold, and do hereby transfer, convey, remise, release, and forever quitclaim unto **Mark J. Hart and Toshiko I. Hart their capacity as Trustees of the Mark and Toshiko Hart Revocable Living Trust U/A/D December 3, 2007**, all of their right, title, and interest in and to the following described real property located in Davidson County, Tennessee, and more fully described in the description attached hereto and incorporated herein as **Exhibit "A"**. This is

improved property commonly known as 2115 Yeaman Place, Unit 220, Nashville Tennessee 37206.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

Grantors intend to retain the tenancy by the entirety status of this real property pursuant to T.C.A. § 35-15-510.

In witness, Grantors have executed this deed on the date first written above.

Mark J. Hart, Grantor

Toshiko I. Hart, Grantor

The actual consideration or value for tis transfer is $0.00.

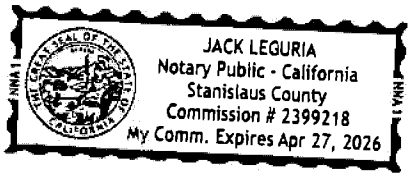
MARK J. HART, Trustee

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 Stanislaus)

Subscribed and sworn to (or affirmed) before me on this 30 day of September 2022 by MARK J. HART, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

WITNESS my hand and official seal.



Signature _____ (Seal)

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 Stanislaus)

On September 30, 2022, before me, JACK LEGURIA, personally appeared MARK HART 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.

Signature _____ (Seal)

JACK LEGURIA
Notary Public - California
Stanislaus County
Commission # 2399218
My Comm. Expires Apr 27, 2026

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 Stanislaus)

On Oct. 31, 2022, before me, JACK LEGURIA, personally appeared TOSHIKO HART 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.

Signature _____ (Seal)

JACK LEGURIA
Notary Public - California
Stanislaus County
Commission # 2399218
My Comm. Expires Apr 27, 2026

Exhibit A — Property Description

Land in Davidson County, Tennessee, being Unit No. 220 and Parking Space 148, 5th and Main Condominiums, as established under the Master Deed of record in Instrument No.20060630-0078751, as amended in Instrument No. 20070104-0001656, Instrument No. 20070424-0048607, Instrument No. 20080411-0036927, Instrument No. 20080512-0048553, Instrument No. 20081120-0114262, Instrument No. 20110921-0073283, Instrument No. 20111129-0092827, Instrument No. 20120409-00954 1 9, Instrument No. 20130911-0096032, and in Instrument No. 20140804-0069914, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description and placement of said Unit and Parking Space.

Being the same property conveyed to Mark Hart and Toshiko Hart, husband and wife, by Cydney Beth Smith, a single woman, by Warranty Deed dated October 16, 2020, of Instrument No. 20201023-0123414 recorded on October 23, 2020, in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cydney Beth Smith, an unmarried woman by Warranty deed from Timothy J. Sedlak, a single person of record in Instrument No. 20180509-0044496 Register's Office for Davidson County, Tennessee, dated May 02, 2018 and recorded on May 09, 2018.

Being also known as 2115 Yeaman Place 220, Nashville, Tennessee 37206.

Certificate of Authenticity

I, J. Michael Robbins, do hereby make oath that I am a licensed attorney and/or 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 September 30, 2022 as to Mark Hart and October 31, 2022 at to Toshiko Hart.

J. Michael Robbins

11/9/22
Date

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me on 9th day of November 2022.

Amy Christian
Notary Public

My Commission Expires: 7-22-25

