THIS INSTRUMENT PREPARED BY:
Ronda M Sedillo
5530 La Cuenta Drive
San Diego, California 92124

Karen Johnson Davidson County
Batch# 952585 DEEDQC
12/16/2022 12:05:17 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221216-0130327

RETURN INSTRUMENT AND FUTURE TAX BILLS TO:
Ronda M Sedillo
5530 La Cuenta Drive
San Diego, California 92124

QUITCLAIM DEED

(T.C.A. § 66-5-103(2))

Parcel Identification Number: Parcel ID 062020B25600CO

FOR AND IN CONSIDERATION OF Grantors' intent to contribute the Property described herein to the Grantee and no other consideration, Christopher G Sedillo and Ronda M Sedillo, husband and wife, with an address of 5530 La Cuenta Drive, San Diego, California 92124, County of San Diego (collectively, the "Grantors"), hereby quitclaim unto Christopher G Sedillo and Ronda M Sedillo, as Co-Trustees of the Christopher and Ronda Sedillo Trust dated June 15, 2007, with an address of 5530 La Cuenta Drive, San Diego, California 92124 (the "Grantee"), all of Grantors' right, title, interest, and claim in or to the real property located in Davidson County, Tennessee, described as follows (the "Property"):

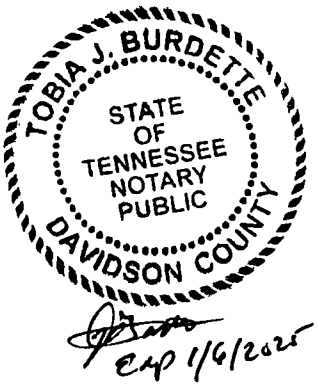
> Land in Davidson County, Tennessee, being Lot No. 179 on the Final Plat, Cluster Lot Development, Abbington Park, Phase One - Section Five, of record in Instrument 200601130005368, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> This is improved property known as 4544 Hawthorn Drive, Nashville, TN 37214
>
> Being one and the same as the property conveyed by the Instrument 20060816-0100603, Register's Office for Davidson County, Tennessee.

~~TO HAVE AND TO HOLD~~, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantors, either in law or equity, to the proper use, benefit, and behalf of the Grantee and Grantee's successors and assigns, forever.

By signing this Quitclaim Deed, Grantors quitclaim whatever interest Grantors may have in the Property to the Grantee with no express or implied warranty of title.

This conveyance is made to the Grantee under the terms and provisions of the Christopher and Ronda Sedillo Trust dated June 15, 2007. The Grantee and any successor Trustee or Co-Trustees will hold the Property subject to all of the terms of the Christopher and Ronda Sedillo Trust. The current and any successor Trustee or Co-Trustees have the power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the real property described in this Quitclaim Deed.

Signed by the Grantors, Christopher G Sedillo and Ronda M Sedillo, on December 16th, 2022.



Christopher G Sedillo

Ronda M Sedillo

STATE OF ~~CALIFORNIA~~ Tennessee
CITY/COUNTY OF DAVIDSON

On this 16th day of December, 2022, before me personally appeared Christopher G Sedillo, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

WITNESS my hand and seal, at office in City/County of DAVIDSON, State of ~~California~~ Tennessee, this 16th day of December, 2022

[SEAL] TOBIA J. BURDETTE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 1/6/2025

STATE OF ~~CALIFORNIA~~ Tennessee
CITY/COUNTY OF DAVIDSON

On this 16th day of December, 2022, before me personally appeared Ronda M Sedillo, to me known to be the person/persons described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

WITNESS my hand and seal, at office in City/County of DAVIDSON, State of ~~California~~ Tennessee, this 16th day of December, 2022.

[SEAL] TOBIA J. BURDETTE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 1/6/2025

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn before me, this 16th day of December, 2022.

Notary Exp 1/6/2025

TOBIA J. BURDETTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY