Karen Johnson Davidson County
Batch# 957324 DEEDQC
01/04/2023 10:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230104-0000560

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number
Mark C. Davis and Patricia E. Davis, Trustees 6755 Roberts Ranch Road Penngrove, CA 94951	New Owner	173-09-0A-634.00-C

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 3 day of January, 2023.

Notary Public

My Commission Expires: 5-7-2024
(Affix Seal)

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Mark Cameron Davis and Patricia Eileen Davis, husband and wife**, hereinafter referred to as the Grantor, hereby quitclaims unto **Mark C. Davis and Patricia E. Davis, Trustees of The Mark C. Davis and Patricia E. Davis Trust dated February 5, 2009**, hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 677 on the Plan of Section One of Phase Eight, Lenox Village of record in Plat at Instrument No. 20060824-0104608, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark Cameron Davis and Patricia Eileen Davis, husband and wife, by Warranty Deed from Andrew R. Blahnik and wife, Abby K. Blahnik, of record in Instrument No. 20180608-0055258, Register's Office for Davidson County, Tennessee, dated June 6, 2018 and recorded June 8, 2018

This is improved property known as: **2626 Avery Park Drive, Nashville, TN 37211.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this the 3RD day of January, 2023.

GRANTOR:

Mark Cameron Davis

Patricia Eileen Davis

Patricia Eileen Davis

STATE OF _____
COUNTY OF _____ - Please see attached

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mark Cameron Davis and Patricia Eileen Davis, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the ____ day of _____, 202__.

_____
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 Sonoma)

On 1-3-23 (Date) before me, Justin Cerri - Notary Public (Here Insert Name and Title of the Officer),

personally appeared Mark Davis & Patricia Davis (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.

JUSTIN ROBERT CERRI
Notary Public - California
Sonoma County
Commission # 2388210
My Comm. Expires Dec 25, 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: _____	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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- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 1/3/23 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 1/3/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd **day of** January **,** 2023**.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM