Karen Johnson Davidson County
Batch# 998503 DEEDQC
05/02/2023 11.19 15 AM 2 pgs
Fees $12 00 Taxes. $0.00
20230502-0032429

THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed

STATE OF CALIFORN
COUNTY OF MARI

The actual consideration for this transfer is: $0.00.

Affiant Sara A. Werner

Subscribed and sworn to before me, this 28 day of APRIL, 2023.

FAATI MAROOFI
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2329655
MARIN COUNTY
My Comm Exp. June 14, 2024

Notary Public

My Commission Expires: 06/14/2024.

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
SARA A. WERNER TRUST 1831 12th Avenue S, Suite 456 Nashville, TN 37203	New Owner	Map and Parcel No.: 105-13-0-166.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Sara Werner, now an unmarried woman** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **SARA A. WERNER, Trustee, or her successors in interest, of the SARA A. WERNER TRUST dated February 15, 2023, and any amendments thereto**, its heirs and assigns, all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being the west one-half of Lot No. 6 on the plan of McAllister Property, of Record in Book 421, Page 10, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sara Werner, a married woman, as her sole and separate property, by Quitclaim Deed from Sara Werner and Franck Costa Reis, wife and husband, dated February 14, 2020 and recorded on February 19, 2020 in Instrument No. 20200219-0018470, in the Register's Office of Davidson County, Tennessee. Sara Werner now an unmarried woman.

This is improved property known as: **1010 Lawrence Avenue, Nashville, TN 37204.**

Grantor covenants that she is lawfully seized and possess said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28TH day of APRIL, 2023.

Sara Werner

STATE OF CALIFORNIA)
COUNTY OF MARIN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sara Werner**, with whom I am ~~personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 28 day of APRIL, 2023.

FAATI MAROOFI
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2329655
MARIN COUNTY
My Comm Exp June 14, 2024

Notary Public

My Commission Expires: 06/14/2024