Prepared By:
Richelle Angelique Ramirez
416 BONNAWOOD DRIVE
HERMITAGE TN 37076

After Recording Return To:
41496 Royal Dornoch Court
Temecula, California 92591

Karen Johnson Davidson County
Batch # 1099655 DEEDQC
02/09/2024 01:30:56 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240209-0009264

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0 **Affiant**
Subscribed and sworn before me this the
9 **Day of** February **, 2024.**
, Deputy Register

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On January 31, 2024 THE GRANTOR(S),

- Richelle Angelique Ramirez, a single person

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- The Richelle Angelique Ramirez Revocable Living Trust dated January 31, 2024, Richelle Angelique Ramirez, Trustee, residing at 41496 Royal Dornoch Court, Temecula, Riverside County, California 92591

the following described real estate, situated in Hermitage, in the County of Davidson, State of Tennessee

Legal Description:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 615 AS SHOWN ON THE MAP ENTITLED HERMITAGE HILLS, SECTION SIX OF RECORD IN PLAT BOOK 3300, PAGE 10, 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 REBECCA WILSON AND CASEY DEEL, A MARRIED COUPLE, BY WARRANTY DEED FROM JESSICA MALLEY, AN

UNMARRIED WOMAN, AND RANDALL MALLEY AND LORRIE MALLEY, HUSBAND AND WIFE, OF RECORD IN INSTRUMENT NO. 20170710-0068977, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 10, 2017.

20220228.0022204 - Source of Title

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 07412001800

Mail Tax Statements To:
Richelle Angelique Ramirez
41496 Royal Dornoch Court
Temecula, California 92591

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: JAN 31 2024

Richelle Angelique Ramirez
41496 Royal Dornoch Court
Temecula, California, 92591

A notary public or other officer completing this certificate verifies only the identity of the individual(s) 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 RIVERSIDE

On JAN 31 2024 before me, Nicole Dominguez, notary Public, personally appeared Richelle Angelique Ramirez, 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 of Notary Public (Notary Seal)

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

NICOLE DOMINGUEZ
Notary Public - California
Riverside County
Commission # 2364251
My Comm. Expires Jul 5, 2025

Affiant
Affiant's Name: RICHELLE RAMIREZ