Karen Johnson Davidson County
Batch# 1116554 DEEDQC
03/28/2024 03:12:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240328-0021802

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: Apex Closing Services, LLC, 8586 Potter Park Dr., Ste 103, Sarasota, FL 34238

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Murray Davis	Murray Davis	050 14 0 120.00
20748 Schoolcraft Street	20748 Schoolcraft Street	
Winnetka, CA 91306	Winnetka, CA 91306	

QUITCLAIM DEED

Exempt Pursuant §67-4-409(a)(4)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, JOYCE M. BENNETT and MURRAY DAVIS, hereinafter referred to as "Grantor", whose mailing address is: 20748 Schoolcraft St., Winnetka, CA 91306, does hereby convey, transfer, remise, release, relinquish and quitclaim unto MURRAY DAVIS, a married man, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 20748 Schoolcraft St., Winnetka, CA 91306, his heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Lot 37 on Plan Parkwood Estates Section 1 of the record in Book 2900 Pg. 120 Davidson County Register of Deeds Office.

Tax ID No.: 050 14 0 120.00

BEING the same property conveyed to Grantor herein by Deed recorded in Instrument Number 20060824-0104242, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 3142 Richmond Hill Drive, Nashville, TN 37207.

This land is not the homestead of the Grantor and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21 day of March, 20 24.

JOYCE M. BENNETT

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JOYCE M. BENNETT, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 21 day of March, 20 24.

Notary Public
My Commission expires: August 21, 2027

TAMYA NUBY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
August 21, 2027
COUNTY OF SHELBY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21 day of March, 2024

MURRAY DAVIS

STATE OF TENNESSEE
COUNTY OF California
Los Angeles

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MURRAY DAVIS, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 21 day of March, 2024.

Notary Public
My Commission expires:
3/2/25

ATTILA CSUPO
COMM. #2345179
Notary Public - California
Los Angeles County
My Comm. Expires Mar. 2, 2025

VALUATION AFFIDAVIT

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

Murray Davis

Subscribed and sworn to before me this 21 day of MARCH, 20 24.

Notary Public
My Commission expires: 3/2/24

ATTILA CSUPO
COMM. #2345179
Notary Public - California
Los Angeles County
My Comm. Expires Mar. 2, 2026

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

Tennessee Certification of Electronic Document

I, Matilde Chavira, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 3-22-24 (date of document).

Apex Closing Services, LLC

Matilde Chavira

Matilde Chavira, Vice President of Operations

03/22/24
Date

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 San Bernardino)

On March 22, 2024 before me, Elizabeth Ponce, Notary Public (insert name and title of the officer) personally appeared Matilde Chavira, 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 Elizabeth Ponce (Seal)

ELIZABETH PONCE
Notary Public - California
San Bernardino County
Commission # 2419532
My Comm. Expires Oct 31, 2026