

PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared and Return to:
Amy Cross Nance Attorney at Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF CA
COUNTY OF Los Angeles

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF April, 2024.

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch# 1127000 DEEDQC
04/25/2024 01:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240425-0029998

Address New Owner	Send Tax Bills	Map-Parcel Numbers
Becky Lynn Rach 16727 Rinaldi Street Granada Hills, CA 91344	Same	142-02-0-D-204.00

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Chad M. Rach has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Becky Lynn Rach her heirs and/or assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Unit 204, in Building One, as shown on Exhibit D of the Declaration for Parkvue Condominiums, a Condominium, as of record in Instrument No. 20190206-0011432, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Chad M. Rach by deed from Parkside Builders, LLC of record in Instrument No. 20200403-0036106 Register's Office for Davidson County, Tennessee.

This is improved property known as 7477 Highway 70 South Unit 204, Nashville TN 37221

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 17th day of Apr. 1, 2024.

Chad M. Rach

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chad M. Rach the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Los Angeles California, this 17 day of April, 2024.

Notary Public

My Commission expires 10/29/2027

CHRISTINA SYLVERS
Notary Public - California
Los Angeles County
Commission # 2468797
My Comm. Expires Oct 29, 2027

I, Amy Carr Nix, 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 this 17th day of April 2024

Dated April 25, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Carr Nix who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 25th day of April, 2024

My commission expires: 3/11/25

Notary Public

EMILY HOBBY
TENNESSEE NOTARY PUBLIC
COUNTY OF MARSHALL