Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle
Suite 150
Brentwood, Tennessee 37027

CRT File No. 16026582

Karen Johnson Davidson County
Batch # 1156626 DEEDQC
07/11/2024 12:01:28 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20240711-0052054

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 10th day of July, 2024.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Faria Olivia Faria 1020 Preston Drive Nashville, TN 37206	New Owner	83-8-26.00

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, Michael Faria, married and Lisa Faria and Ernesto Manuel Faria, Wife and Husband (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto Michael Faria and Olivia Faria, Husband and Wife, their heirs and assigns all of his right, 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 Lot No. 39, on the Plan of Rosewood Heights, Section Two, of record in Book 2133, Page 57, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Faria, and unmarried man and Lisa Faria and Ernesto Manuel Faria, wife and husband by Warranty Deed from Michael Faria, an unmarried man and Lisa Faria a married woman, recorded on the June 7, 2016 in Instrument No. 20160607-0057527, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1020 Preston Drive, Nashville, Tennessee 37206.

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 21 day of May, 2024.

Michael Faria

Lisa Faria

Ernesto Manuel Faria

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Michael Faria, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of July, 2024.

Notary Public

FRANCESCA M. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 26, 2025

My Commission Expires: _____

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Lisa Faria and Ernesto Manuel Faria, the bargainor, 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 and official seal at office, this _____ day of _____, 2024.

Notary Public

My Commission Expires: _____

See attached Ca. Compliant acknowledgement.

CALIFORNIA 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 Santa Clara }

On May 21, 2024 *Date* before me, D. C. Baker-Reimer, Notary Public *Here Insert Name and Title of the Officer*

personally appeared Ernesto Manuel Faria + Lisa Faria *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.

D. C. BAKER-REIMER
COMM. # 2337222
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
MY COMM. EXP. NOV. 13, 2024

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 D. C. Baker-Reimer
Signature of Notary Public

Place Notary Seal and/or Stamp Above

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: Quit Claim Deed

Document Date: May 21, 2024 Number of Pages: 2+ack.

Signer(s) Other Than Named Above: 2 Signers + notary only

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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