QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF: _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

_____
Affiant

Subscribed and sworn to me on _____ _____, 2024.

see attached
_____
NOTARY PUBLIC

My Commission Expires:

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

Karen Johnson
Batch # 1156650
07/11/2024 12:32:54 PM
Fees: $27.00 Taxes: $0.00

Davidson County
DEEDQC
5 pgs

20240711-0052081

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	
Justin Green & Monica Green 24631 Benjamin Circle Dana Point, CA 92629	Bank of America. N.A. 275 Valencia Ave. Brea, CA 92823	133-02-0-224.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Ryan E. Green and Sarah J. Green hereinafter called **"GRANTORS,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Ryan E. Green Living Trust, a 20% undivided interest, and unto Sarah J. Green, 20% undivided interest, hereinafter called **"GRANTEES,"** its successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 09, on the Plan of Sunrise Heights Addition, of record in Plat Book 421, Page 2. Register's Office for said County.

Said Lot No. 109 fronts 50 feet on the Northerly side of Elgin Street and extends back 182.9 feet on the Westerly line and 182.5 feet on the Easterly line to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Justin Green and Monika Green, husband and wife, as to 60% undivided interest and Ryan E. Green and Sarah J. Green, husband and wife, as to 40% undivided interest, by Warranty Deed from Munster 770 Investments, Inc., a Tennessee Corporation, dated on the 3rd day of February 2021 and recorded the 8th day of February 2021, of record in Instrument No. 20210208-0017957, Register's Office for Davidson County, Tennessee.

This is improved property, known as 408 Elgin St., Nashville, TN 37211.

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

3
4
5
6

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

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 Diego

Subscribed and sworn to (or affirmed) before me on this 26 day of June, 2024, by
Date *Month* *Year*
(1) Ryan E. Green
(and (2)_____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

TIANNE ELISE BAITY
Notary Public - California
San Diego County
Commission # 2409744
My Comm. Expires Jul 30, 2026

Signature Tianne Elise Bait
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is 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: Quitclaim Deed – 408 Elgin St Nashville, TN Document Date: 6/26/24

Number of Pages: _____ Signer(s) Other Than Named Above: _____

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

WITNESS my hand on June 26, 2024.

Ryan E. Green

Sarah J. Green

[See attached]

STATE OF _____

COUNTY OF _____

On _____ ____, 2024, before me personally appeared Ryan E. Green, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on___ _____ , 2024.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF _____

COUNTY OF _____

On _____ ____, 2024, before me personally appeared Sarah J. Green, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on___ _____ , 2024.

_____
NOTARY PUBLIC

My Commission Expires: _____

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 San Diego }

On June 26, 2024 (Date) before me, Tianne Elise Baity, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Ryan E. Green (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.

TIANNE ELISE BAITY
Notary Public - California
San Diego County
Commission # 2409744
My Comm. Expires Jul 30, 2026

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 Tianne Elise Baity (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: Quitclaim Deed 408 Elgin St

Document Date: 6/26/24 Number of Pages: _____

Signer(s) Other Than Named Above: _____

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

WITNESS my hand on July 5, 2024.

Ryan E. Green

Sarah J. Green

STATE OF _____

COUNTY OF _____

On _____ ____, 2024, before me personally appeared Ryan E. Green, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on___ _____ , 2024.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

On JULY 5, 2024, before me personally appeared Sarah J. Green, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 5 JULY , 2024.

ANDREW FESLER
Notary Public - California
San Diego County
Commission # 2421923
My Comm. Expires Oct 17, 2026

NOTARY PUBLIC

My Commission Expires: Oct. 17, 2026