Karen Johnson
Batch # 1166912
08/06/2024 10:28:22 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240806-0059783

THIS INSTRUMENT PREPARED BY
SPRAGINS, BARNETT & COBB, PLC
312 E. LAFAYETTE ST
JACKSON, TENNESSEE 38301

OWNER NAME - ADDRESS
Clarke Rheney, Jr and Susan Rheney
Co-Trustees of the Rheney Trust
4504A Belmont Park Terrace
Nashville, TN 37215

Send Tax Bills to: Owner

Tax Parcel ID No. 131 07 0P 001.00

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby affirm that the actual consideration for this transfer is $0.00-Quitclaim.

CAITLIN HALLBERG NOTARY PUBLIC STATE OF TENNESSEE

Clarke S Rheney + Susan Rheney
Affiant

Subscribed and sworn to before me on this 1st day of July, 2024.

Notary Public

My commission expires NOV 12 2025

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That for a good and adequate consideration, the receipt of all of which is hereby acknowledged, **CLARKE RHENEY, JR. and SUSAN RHENEY** ("Grantors"), have this day bargained and sold, and by these presents, do hereby sell, alien, transfer, quitclaim, and convey unto **the RHENEY LIVING TRUST, Samuel Clarke Rheney, Jr. and Susan Opel Rheney, Co-Trustees U/A titled "First Amended and Restated Trust Agreement" dated September 28, 2023, and any subsequent amendments, modifications or restatements thereof** (herein "Grantees") all of Grantors' right, title, and interest in and to the following parcel of real estate, lying and being Davidson County, Tennessee, and more particularly described as follows:

A certain unit located on Davidson County Tennessee, being known and designated as Unit A (4504 A) of Belmont Commons, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions, and Restrictions establishing Belmont Park Commons, a Horizontal Property Regime, of record in Instrument Number 20061121-0144441 in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as

set forth in said Declaration.

Being the same property conveyed to Grantors by warranty deed dated July 7, 2021 and recorded on July 8, 2021 in Instrument No. 20210708-0091980, in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantors have hereunto subscribed their names this 1st day of ~~February~~ July 2024.

CLARKE RHENEY, ~~JR,~~ a/k/a CLARKE RHENEY

Susan O. Rheney
SUSAN RHENEY

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

Personally appeared before me, the undersigned Notary Public in and for said State and County, aforesaid, **CLARKE RHENEY, JR, a/k/a CLARKE RHENEY** the within named 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, and who acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND, at office, on the ____ day of _____, 2024.

_____ My Commission Expires:_____
Notary Public

See Attached

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

Personally appeared before me, the undersigned Notary Public in and for said State and County, aforesaid, **SUSAN RHENEY** the within named 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, and who acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND, at office, on the ____ day of _____, 2024.

_____ My Commission Expires:_____
Notary Public

See Attached

ACKNOWLEDGMENT

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 Riverside

On 2/14/2024 before me, Yolanda Medina, Notary,
(here insert name and title of the officer)

personally appeared Susan DPel Rheney and Samuel Clarke Rheney, Jr,

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.

YOLANDA MEDINA
Notary Public - California
Riverside County
Commission # 2410410
My Comm. Expires Jul 10, 2026

Signature _____

(Seal)