Karen Johnson Davidson County
Batch # 1172109 DEEDQC
08/20/2024 08:34:10 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240820-0063605

This document prepared by (and after recording return to):

Stacy H. Bowman, Esq.
COLEMAN & HOROWITT, LLP
2032 17th Street
Bakersfield, CA 93301
(661) 325-1300
Parcel ID: 062 02 0A 243.00

The undersigned transferor(s) declare(s)
DOCUMENTARY TRANSFER TAX $.00 Exempt. Conveyance in Dissolution of marriage from one spouse to the other under the provisions of Tenn. Code Ann. § 67-4-409(a)(3)(A)
. . . Computed on the consideration or value of property conveyed; OR
. . . Computed on the consideration or value less liens or encumbrances remaining at time of sale

QUITCLAIM DEED

(Transfer from One Spouse to the Other)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JEFFREY A. YUROSEK, Trustee of JAY Survivor's Trust Under the Yurosek Family Trust dated December 4, 2013, hereinafter referred to as "Grantor", does hereby remise, release and forever quitclaim to, PATRICIA LEPPO, an unmarried woman, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 235 on the Final Plat of River Trace Estates, Phase 1, Sections 4 and 5, of record in Plat Book 9700, Page 409, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Matthew C. Carpenter and Sarah K. Carpenter, Husband and Wife, by Warranty Deed from John C. Jackson and Dena L. Jackson, husband and wife, of record in Instrument No. 20170908-0092550, in the Register's Office of Davidson County, Tennessee, dated September 06, 2017 and recorded on September 08, 2017. Matthew C. Carpenter and Sarah K Carpenter have since been divorced, Case No. 18D672, Circuit Court, Davidson County, Tennessee.

More commonly known as 2952 Riverbend Drive, Nashville, TN 37214

Prior instrument reference: Document No. 20231013-0080314 of the Recorder of Davidson County, State of Tennessee.

Witness Grantors hand this the 15 day of July, 2024.

JEFFREY A. YUROSEK, Trustee of
JAY Survivor's Trust Under The
Yurosek Family Trust, dated 12/4/13

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 Kings)

On July 15 2024, before me, Baylee R. Maggini, notary public, personally appeared **JEFFREY A. YUROSEK,** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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 Baylee R. Maggini (Seal)

BAYLEE R. MAGGINI
Notary Public - California
Kings County
Commission # 2435121
My Comm. Expires Jan 20, 2027

Grantors name, address:

Jeffrey Yurosek, trustee
351 Moon Ranch Street
Bakersfield, CA 93314

Grantee name, address:

Patricia Leppo
1344 Timber Wally Drive
Nashville, TN 37214

SEND TAX STATEMENTS TO GRANTEE

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ ZERO .

Affiant , Jeffrey Yurosek

Subscribed and sworn before me, this _____ day of _____, 20___.

Notary

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)
) ss.
COUNTY OF Kings)

Subscribed and sworn to (or affirmed) before me on this 13 day of August, 2024, by Jeffrey Yurosek proved to me on the basis of satisfactory evidence to be the person who appeared before me.

WITNESS my hand and official seal.

(SEAL)

BAYLEE R. MAGGINI
Notary Public - California
Kings County
Commission # 2435121
My Comm. Expires Jan 20, 2027

Baylee R. Maggini

BAYLEE R. MAGGINI, NOTARY PUBLIC