Karen Johnson Davidson County
Batch# 1173509 DEEDQC
08/23/2024 01:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240823-0064966

QUITCLAIM DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

File #22-PA-6117-B-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Darien Danielle Pankratz	**Same as New Owner**	
(NAME)	(NAME)	**091 02 1V 002.00**
6117 B California Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged**, TODD B. PANKRATZ AND WIFE NICOLE M. RODILES,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **DARIEN DANIELLE PANKRATZ, A SINGLE PERSON ,** hereinafter called the Grantee(s), their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B of Homes at 6117 California, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 6117 California, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160623-0064268, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 6117 California, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160623-0064268, and Bylaws appended thereto as Exhibit "C", said Registers Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Todd B. Pankratz and wife, Nicole M. Rodiles and Darien Danielle Pankratz, a single person, as Tenants in Comman With Right of Survivorship, by Warranty Deed from Steven Anthony Lue and Christina Marie Lue, husband and wife, as of record in Instrument No. 20221222-0132280, Register's Office for Davidson County, Tennessee.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X___ **improved** property known as: 6117 B California Avenue, Nashville, TN 37209.

Witness my/our hand(s) this the 20 day of AUGUST, 20 24.

Todd B. Pankratz

Nicole M. Rodiles

STATE OF California
COUNTY OF Imperial

On this 20th day of August, 2024, before me personally appeared Todd B. Pankratz, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of August, 2024.

Notary Signature
My commission expires: 9/27/26

VALERIE CARDENAS
Notary Public - California
Imperial County
Commission # 2418661
My Comm. Expires Sep 27, 2026

STATE OF California
COUNTY OF Imperial

On this 20th day of August, 2024, before me personally appeared Nicole M. Rodiles, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of August 2024.

Notary Signature
My commission expires: 9/27/26

VALERIE CARDENAS
Notary Public - California
Imperial County
Commission # 2418661
My Comm. Expires Sep 27, 2026

RETURN TO:
Darien Danielle Pankratz
6117 B California Ave
Nashville, TN 37209

True Copy Certification

I, **Pam Autry,** 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 the 20 day of ~~December, 2022.~~ August, 2024.

Affiant Signature

Date 8/20/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20 day of ~~December, 2022~~ August, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

