Karen Johnson Davidson County
Batch# 1180919 DEEDQC
09/12/2024 12:15:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20240912-0070440

PREPARED BY:

Andrew J. Bellm, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF Tennessee)
COUNTY OF Davidson)

Actual consideration for this transfer is -$0-.

Andrew J. Bellm
AFFIANT

LYNNE B. JERVIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires Jan 11, 2026

Subscribed and sworn to before me on this day September 11, 2024.

Lynne B. Jervis
Notary Public

My Commission Expires: 1-11-26

New Owner Address:	**Send Tax Bills To:**	**Map-Parcel Number:**
Renee T. Sams	Same	118 01 1A 001.00
7216 Littler Court		118 01 1A 002.00
Moorpark, CA 93021		

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Lance Lentz and Renee T. Lentz, Trustees of The Lance and Renee Lentz Trust, dated November 11, 2021** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in accordance with the terms and conditions contained within the Stipulated Agreement under Case No. D407799, Superior Court of the State of California for the County of Ventura, hereby release, remise, quitclaim and give unto **Renee T. Lentz, a/k/a Renee T. Sams** ("Grantee"), all right, title and interest of the Grantor in and to the certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

<Signature page to follow.>

WITNESS my hand on this day, Aug 16, 2024.

Lance Lentz, Trustee of The Lance and Renee Lentz Trust, dated November 11, 2021

Renee T. Lentz a/k/a Renee T. Sams, Trustee of The Lance and Renee Lentz Trust, Dated November 11, 2021

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lance Lentz and Renee T. Lentz, Trustees of The Lance and Renee Lentz Trust, dated November 11, 2021**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument as their free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, _____ ____, 2024.

_____
Notary Public

My Commission Expires: _____

California All-Purpose Acknowledgement

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 Ventura

On 8/16/24 before me, K. Lashley
Name of Notary Public, Title

personally appeared Lance Lentz

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to be 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.

K. LASHLEY
Notary Public · California
Los Angeles County
Commission # 2377894
My Comm. Expires Nov 4, 2025

K. Lashley
Signature of Notary Public

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgement on unathorized document and may prove useful to persons relying on the document.

Description of Attached Document

The preceding Certificate of Acknowledgement is attached to a

_____
Title or discription of Document

containing,_____pages, and dated_____.

By:_____

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California All-Purpose Acknowledgement

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 Ventura

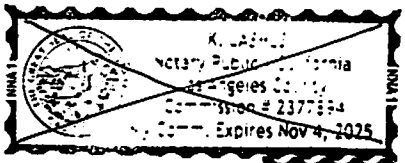
On 8/27/2024 before me, K. Lashley
Name of Notary Public, Title

personally appeared Renee T. Lentz

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to be 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.



K. Lashley
Signature of Notary Public

Seal



OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgement on unathorized document and may prove useful to persons relying on the document.

Description of Attached Document

The preceding Certificate of Acknowledgement is attached to a

_____
Title or discription of Document

containing,_____pages, and dated_____.

By:_____

Copyright © Develop Point Education 2015

EXHIBIT A

UNIT A

LAND in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for 1011 Montrose Homeowners Association, of record in Instrument No. 20150806-0078658, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit C to which reference is hereby made for a more particular description of said property.

Being also known as 1011A Montrose Avenue, Nashville, TN 37204.

UNIT B

LAND in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for 1011 Montrose Homeowners Association, of record in Instrument No. 20150806-0078658, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit C to which reference is hereby made for a more particular description of said property.

Being also known as 1011B Montrose Avenue, Nashville, TN 37204.

The above units being the same property conveyed to Lance Lentz and Renee T. Lentz, Trustees of The Lance and Renee Lentz Trust, dated November 11, 2021 from Lance D. Lentz and Renee T. Lentz by Quitclaim Deed of record as Instrument No. 20220401-0037975, Register's Office for Davidson County, Tennessee.

The description is the same as that used in the last deed prior to this transaction.

This is improved property known as 1011A and 1011 B Montrose Avenue, Nashville, TN 37204.

True Copy Certification

I, Andrew J. Bellm, Esq., 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 August 16, 2024.

Affiant Signature

Date: September 11, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Andrew J. Bellm, Esq., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, September 11, 2024.

Notary's Signature

My Commission Expires: 1-11-26

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026