Prepared By

Wiggins & Ebert APC
2534 State Street
San Diego CA 92101

After Recording, Mail Document To
Owner/Responsible Taxpayer

DOUGLAS SCOTT DVORAK
WENDI TILTON DVORAK
2890 Ocean Front
Laguna Beach, California 92651

Tax Parcel ID #: 104-13-0-065.00

Karen Johnson Davidson County
Batch# 1212617 DEEDQC
12/04/2024 01:35:30 PM 3 pgs
Fees: $62.00 Taxes: $0.00
20241204-0094247

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF CALIFORNIA
SAN DIEGO COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of one dollar ($1.00) in hand paid to DOUGLAS DVORAK and wife, WENDI DVORAK, residing at 2890 Ocean Front, Laguna Beach, California 92651, County of Orange, City of Laguna Beach, State of California (hereinafter known as the "Grantor(s)") hereby quitclaim to DOUGLAS SCOTT DVORAK and WENDI TILTON DVORAK, Trustees of the DVORAK TILTON TRUST dated December 2, 2024, a revocable living trust, residing at 2890 Ocean Front, Laguna Beach, California 92651, County of Orange, City of Laguna Beach, State of California (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate commonly known as 225 Leonard Avenue, Nashville, Tennessee 37205, situation in the City of Nashville, Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Map of Bransford Realty Co's Subdivision of Lots Nos. 8, 10,11,12 and part of Lot 9 in Block "E" and Lot Nos. 6, 7, 9, 10, 11, 12, 13, 14,15,16, 17, 18, 19 and part of Lot 8 in Block "F" and Lots 6 to 23, inclusive, in Block "G" in Whitland Realty Company's Subdivision of record in Plat Book 547, Page 53 and amended in Book 674, Page 689, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Douglas Dvorak and wife, Wendi Dvorak, by Warranty deed from Charlotte M. Covington, of record in Batch No. 552808, Doc. No. 20210112-0005325, Register's Office for Davidson County, Tennessee, dated January 11, 2021 and recorded on January 12, 2021.

~~**To have and to hold**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.~~

Dated: December 2, 2024

DOUGLAS DVORAK
2890 Ocean Front, Laguna Beach, California 92651

Dated: December 2, 2024

WENDI DVORAK
2890 Ocean Front, Laguna Beach, California 92651

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 December 2, 2024, before me, Jason Ebert, Notary Public, personally appeared DOUGLAS DVORAK and WENDI DVORAK 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 of which the person(s) acted, executed the instrument.

I certify under the PENALTY OF PERJURY under the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JASON EBERT
COMM. # 2366957
SAN DIEGO COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
JULY 21, 2025

Signature _____ (Seal)

Certificate of Authenticity

I, Jason Ebert, 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 12.02.2024.

Date 12.03.2024

Affiant Signature

12.03.2024
Date

State of California

County of San Diego

Sworn to and subscribed before me this 3rd day of December, 2024.

Notary's Signature

REGINA VILLA
COMM. #2399264
Notary Public - California
San Diego County
My Comm. Expires Apr. 25, 2026

My Commission Expires: 4/25/2026
Date

Notary's Seal (if on paper)