AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 579455722-84792285

This document prepared by:
JOHN O. WINDSOR, ESQ. Bar # 102155
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Karen Johnson Davidson County
Batch# 1226137 DEEDQC
01/14/2025 08:01:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250114-0002710

Tax ID No.: 118-13-3A-001.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 7th day of JAN, 2025, by and between **Timothy Nelson Obert and Clarita Yadao Salcedo-Obert, husband and wife**, a mailing address of 101 Mission Avenue, Oceanside, CA 92054, hereinafter referred to as Grantor(s) and **Timothy Nelson Obert and Clarita Yadao Salcedo-Obert, as Trustees of The Timothy Nelson Obert and Clarita Yadao Salcedo-Obert Living Trust, dated 1/7/2025, and any amendments thereto**, a mailing address of 101 Mission Avenue, Oceanside, CA 92054, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 3921 Albert Drive, Nashville, TN 37204

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument No. 20210811-0108386, recorded on 08/11/2021 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Timothy Nelson Obert

Clarita Yadao Salcedo-Obert

STATE OF California
COUNTY OF San Diego

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Timothy Nelson Obert and Clarita Yadao Salcedo-Obert, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 7 day of January, 2025.

Notary Public
My Commission expires: 4/8/2027

DAN SPONSELLER
Notary Public - California
San Diego County
Commission # 2443570
My Comm. Expires Apr 8, 2027

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF California
COUNTY OF San Diego

Sworn to before me this 7 day of January, 20 25.

Notary Public
My Commission Expires: 4/8/2027

DAN SPONSELLER
Notary Public - California
San Diego County
Commission # 2443570
My Comm. Expires Apr 8, 2027

Name and address for person(s) responsible for taxes:

Timothy Nelson Obert and Clarita Yadao Salcedo-Obert
101 Mission Avenue
Oceanside, CA 92054

Name and address of property owner:

Timothy Nelson Obert and Clarita Yadao Salcedo-Obert
101 Mission Avenue
Oceanside, CA 92054

EXHIBIT A
LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A 3921, Albert Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 3921 Albert Cottages, a Horizontal Property Regime with private element, of record as Instrument No. 20151007-0102155, in the 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 3921 Albert Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the Platted as Exhibit B to said Declaration appearing in Instrument No. 20151007-0102155, and Bylaws appended thereto as Exhibit "C", Said Register's 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.

APN: 118-13-3A-001.00

PROPERTY COMMONLY KNOWN AS: 3921 Albert Drive, Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Frank P. Dec 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 1/7/2025 . [date of document]

Affiant Signature

1/13/2025
Date

State of New York

County of Erie

Sworn to and subscribed before me this 13TH day of JANUARY, 2025

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2025