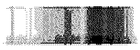
Karen Johnson Davidson County
Batch# 1239547 DEEDQC
02/21/2025 10:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250221-0012911



THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

(This quitclaim deed was prepared without the benefit of a title search)

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Luster Family Trust 1261 Lindsay St Chula Vista, CA 91913	NEW OWNER	069-03-0-127.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **GERRY DEANGELO LUSTER AKA GERRY D. LUSTER AND MARIA DE LOS ANGELES LUSTER AKA MARIA D. LUSTER**, by these presents does hereby quitclaim and convey unto **GERRY DEANGELO LUSTER AND MARIA DE LOS ANGELES LUSTER, TRUSTEES OF THE LUSTER FAMILY TRUST DATED NOVEMBER 8, 2024, AND ANY AMENDMENTS THERETO**, their successors and assigns, all their right, title and interest in and to the following described tract of land:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 6 in the subdivision of part of Tract No. 8 in Fairview Subdivision as of record in Book 947, page 41, Register's Office for Davidson County, Tennessee and further described as follows:

Said Lot No. 6 fronts 103 feet on the southerly margin of West Hamilton Road and runs back between lines, the westerly line being 220.98 feet and the easterly line measuring 200 feet to a line in the rear measuring 100 feet thereon.

Being a portion of the same property conveyed to Gerry Deangelo Luster aka Gerry D. Luster and Maria De Los Angeles Luster aka Maria D. Luster by Warranty deed from Raifael Worley Williams of record in Instrument No. 20210111-0004727 Register's Office for Davidson County, Tennessee, dated January 08, 2021 and recorded on January 11, 2021.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this ___ day of February, 2025.

Gerry DeAngelo Luster

Maria De Los Angeles Luster

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gerry DeAngelo Luster and Maria De Los Angeles Luster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ____ day of February 2025.

see attached
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the ___ day of February, 2025.

Affiant

My commission expires:
(Affix Seal)

see attached
Notary Public

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 FEB. 14TH, 2025 before me, NICHOLAS P. BAILEY, Notary Public,
(Here insert name and title of the officer)

personally appeared Gerry DeAngelo Luster and Maria De Los Angeles Luster,

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 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.

Nicholas P. Bailey
Signature of Notary Public

(Notary Seal)

NICHOLAS P. BAILEY
COMM # 2351505
SAN DIEGO County
California Notary Public
Comm Exp Apr. 11, 2025

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date_____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

C 2004-2015 ProLink Signing Service, Inc. – All Rights Reserved www.TheProLink.com – Nationwide Notary Service

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Februarv 14. 2025.

Affiant Signature

21st day of February, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028