Karen Johnson Davidson County
Batch# 1245649 DEEDQC
03/11/2025 08:39:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250311-0018145

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

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Parcel ID:
Gerry DeAngelo Luster 1261 Lindsay Street Chula Vista, CA 91913	New Owner	06903012400 & 06903012700

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 do hereby quitclaim and convey unto **GERRY DEANGELO LUSTER AND MARIA DE LOS ANGELES LUSTER, TRUSTEES OF THE LUSTER FAMILY TRUST DATED NOVEMBER 8, 2024** all their right, title and interest in and to the following described tract of land:

PARCEL ID: 06903012400

The following described tract or parcel of land lying and being in Davidson County, Tennessee, to wit:

Being situated in the 13th Civil District of said County, and being part of Tract No. 8 on the Plan of Fairview Subdivision, of record in Book 974, page 41, Register's Office for said County, described according to a copy of a survey by Hickerson and Hickerson Engineers, dated January 23, 1964, as follows:

Beginning at a point in the Southerly margin of West Hamilton Road, which point is located 1437.7 feet West, as measured along the Southerly Margin of West Hamilton Road, from the intersection of the Southerly margin of West Hamilton Road with the Westerly margin of Clarksville Highway, which point of intersection is also the Northeast comer of Lot No. 1 of Tract 8 on the Revised Map of Fairview Subdivision of record in Book 1139, page 54, said Register's Office; thence South 4 degrees 58 minutes West 200 feet to a point; thence North 85 degrees 2 minutes West 100 feet to a point; thence North 4 degrees 58 minutes East 200 feet to a point in the Southerly margin of said West Hamilton Road; thence with the margin of the same, South 85 degrees 2 minutes East 100 feet to the point of beginning.

Being the same property conveyed to John Worley Williams by Installment deed from L. E. Smith and wife, Sadie Jones Smith of record in Book 3851, page 879, and As Corrected in Correction Deed Book 3897 and Page 115, Register's Office for Davidson County, Tennessee, dated December 07, 1964 and January 16, 1965 and recorded on January 18, 1965. John Williams having died intestate on or about July 27, 2020 leaving property vested in is sole heir, Raifael Williams aka Raifael W. Williams as evidenced by Affidavit of Heirship of record in Instrument No. 20201022-0123019, Register's Office for Davidson County, Tennessee.

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.

Being also known as 3803 West Hamilton Road Nashville, Tennessee 37218.

PARCEL ID: 06903012700

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.

Being also known as 3801 B West Hamilton Road Nashville, Tennessee 37218.

[signatures of following page]

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 3 day of ~~January~~ March 2025.

Gerry Deangelo Luster

Maria De Los Angeles Luster

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

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 ~~he/she~~ they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3 day of MARCH 2025.

P. M. Chaganlal
Notary Public

My Commission Expires: 10/29/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 11th day of ~~January~~ MARCH 2025.

Affiant

My commission expires: 9/8/25 (Affix Seal)

Notary Public

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

NRO1 PANKAJKUMAR CHAGANLAL NRO1
COMM. #2424160
Notary Public - California
San Diego County
My Comm. Expires Oct. 29, 2026

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 March 3. 2025.

Affiant Signature

11th day of March, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

