Karen Johnson Davidson County
Batch# 1255967 DEEDQC
04/03/2025 10:45:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250403-0025359

Prepared by: Nest Title & Escrow, LLC, 1865 Ashland City Road, Suite A, Clarksville, TN 37043, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

State of Tennessee :
County of Montgomery:

The actual consideration or value, whichever is greater, for this transfer is $0.00.

BRITTNEY STEWART STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Affiant

Subscribed and sworn to before me this 29th day of March, 2025.

Notary Public
My Commission Expires: Feb 13, 29

Address of New Owner:	Send Tax Bills to:	Map and Parcel Nos.:
FOURVILLE, LLC 489 E Shepherd Ave. Fresno, CA 93720	SAME/OWNER	092 10 0R 001.00 & 092 10 0R 002.00

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 29th day of March, 2025, by and between MARK G. RUOF and DIANNE S. NURY, husband and wife ("Grantors"), and FOURVILLE, LLC, a Tennessee Limited Liability Company ("Grantee")

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned Grantors do hereby quitclaim and convey unto Grantee, all of Grantors' right, title, and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Property 1:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2713 Torbett Street Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20200408-0037231 and being shown on Plat attached thereto as Exhibit "B", 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 Mark G. Ruof and Dianne S. Nury, husband and wife by Warranty Deed from KF Legacy LLC, a Tennessee Limited Liability Company, dated May 14, 2021 and recorded May 20, 2021 of record in Instrument No. 20210520-0068521, in the Register's Office for Davidson County, Tennessee.

This is improved property, generally known as: **2713-A Torbett Street, Nashville, TN 37209.**

Property 2:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2713 Torbett Street Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20200408-0037231 and being shown on Plat attached thereto as Exhibit "B", 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 Mark G. Ruof and Dianne S. Nury, husband and wife by Warranty Deed from KF Legacy LLC, a Tennessee Limited Liability Company, dated May 14, 2021 and recorded May 20, 2021 of record in Instrument No. 20210520-0068525, in the Register's Office for Davidson County, Tennessee.

This is improved property, generally known as: **2713-B Torbett Street, Nashville, TN 37209.**

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

Mark G. Ruof

MARK G. RUOF Grantor

STATE OF _____ :
:
COUNTY OF _____ :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **MARK G. RUOF**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the _____ day of _____, 2025.

_____
Notary Public

My Commission Expires: October 18, 2028 Please see Attached Cert.

Dianne S. Nury

DIANNE S. NURY Grantor

STATE OF _____ :
:
COUNTY OF _____ :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **DIANNE S. NURY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the _____ day of _____, 2025.

_____
Notary Public

My Commission Expires: October 18, 2028 Please see Attached Cert.

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 Fresno }

NOTARY PUBLIC

On March 29, 2025 before me, Desirae Leckie,
(Here insert name and title of the officer)

personally appeared Mark G. Ruof,
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.

Desirae Leckie
Notary Public Signature (Notary Public Seal)

DESIRAE LECKIE
Notary Public - California
Fresno County
Commission # 2502327
My Comm. Expires Oct 18, 2028

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quick Claim Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages ____ Document Date____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

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

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- 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 with a staple.

2015 Version www.NotaryClasses.com 800-873-9865

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 Fresno }

NOTARY PUBLIC

On March 20, 2025 before me, Desirae Leckie,
(Here insert name and title of the officer)

personally appeared Dianne S. Nury,
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.

DESIRAE LECKIE
Notary Public - California
Fresno County
Commission # 2502327
My Comm. Expires Oct 18, 2028

Desirae Leckie
Notary Public Signature (Notary Public Seal)

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____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
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- Securely attach this document to the signed document with a staple.

2015 Version www.NotaryClasses.com 800-873-9865

Tennessee Certification of Electronic Document

I, Amy Voglemann, 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 03/29/2025 (date of document).

A Voglemann
Affiant Signature

03/29/2025
Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 29th day of March, 2025.

BRITTNEY STEWART
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Brittney Stewart
Notary's Signature

MY COMMISSION EXPIRES: January 23 2028

NOTARY'S SEAL