Karen Johnson Davidson County
Batch# 1260201 DEEDQC
04/15/2025 11:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250415-0028658

QUITCLAIM DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $00.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-2-27
(AFFIX SEAL)

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
VALENTINE C. DEILGAT	**VALENTINE C. DEILGAT**	**137-055.00**
	(NAME)	
611 Marsat Court	**611 Marsat Court**	
(ADDRESS)	(ADDRESS)	
Chula Vista, CA 91911	**Chula Vista, CA 91911**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **VALENTINE C. DEILGAT, AN UNMARRIED MAN** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **VALENTINE C. DEILGAT, TRUSTEE OF THE REVOCABLE TRUST AGREEMENT OF VALENTINE C. DEILGAT DATED AUGUST 18, 2008, AND ANY AMENDMENTS THERETO,** ("GRANTEE") ITS REPRESENTATIVES, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN THE 4TH, FORMERLY THE 16TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 1, 2 AND 3 ON THE PLAN OF JOHN C. WARPOOL'S SUBDIVISION OF A 12 ACRE TRACT, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY WATKINS AND MURRAY SURVEYORS, OCTOBER 29, 1946, AS FOLLOWS: BEGINNING AT AN OLD RAILROAD SPIKE IN THE CENTER OF OLD HICKORY BOULEVARD AT ITS INTERSECTION WITH THE CENTER LINE OF THE GRANNY WRIGHT ROAD; THENCE WITH THE CENTER OF SAID BOULEVARD, SOUTH 17 DEGREES 29 MINUTES WEST 370 FEET TO THE CORNER OF LOTS NOS. 3 AND 4; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, EASTWARDLY 460.2 FEET; THENCE NORTH 2 DEGREES 30 MINUTES WEST 416 FEET TO AN IRON PIN IN THE CENTER OF GRANNY WRIGHT ROAD, THENCE WITH THE CENTER OF SAID ROAD, NORTH 87 DEGREES WEST 324.2 FEET TO THE BEGINNING.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED IS THAT CERTAIN 0.65 ACRE PARCEL CONVEYED TO JOHN J. WOODROOF AND WIFE, KATHERINE P. WOODROOF, DATED 10/21/1958 IN BOOK 2812, PAGE 465, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO VALENTINE C. DEILGAT, BY WARRANTY DEED FROM DREW DONALD RAYMOND FRAYSER, CO-TRUSTEE OF THE DUGOUT PROPERTIES TRUST DATED FEBRUARY 13, 2019 OF RECORD IN INSTRUMENT NUMBER 20211220-0167584, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 14, 2021, AND RECORDED ON DECEMBER 20, 2021.

BEING IMPROVED PROPERTY MORE COMMONLY KNOWN AS 1604 BAKERS GROVE ROAD, NASHVILLE, TN 37076

***VAL C. DEILGAT IS ALSO KNOWN AS VALENTINE C. DEILGAT.**

[SIGNATURE PAGE INTENTIONALLY TO FOLLOW.]

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 4 day of April, 2025.

Valentine C Deilgat

VALENTINE C. DEILGAT

STATE OF California

COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Valentine C. Deilgat, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4 day of April, 2025.

Amanda Comings

Notary Signature

My commission expires: Oct. 6, 2028

AMANDA COMINGS
Notary Public - California
San Diego County
Commission # 2501556
My Comm. Expires Oct 6, 2028

Certificate of Authenticity

I, BRANDON LIPPMAN, 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 **April 4, 2025**.

Date

Affiant Signature

4-4-2025

Date

State of Tennessee

County of DAVIDSON

Sworn to and subscribed before me this **4th** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: 03/09/2027

Date

Notary's Seal (if on paper)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027