Karen Johnson Davidson County
Batch# 1262888 DEEDQC
04/22/2025 08:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250422-0030463

QUITCLAIM DEED

STEPHANIE WOODALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 9-6-2025

Y-RTR-17-1149

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April, 2025.

Stephanie Woodall
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue S.
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Myers Family Trust and Randall G. Myers and Tamara J. Myers and Samantha R. Rosati	**Same as New Owner**	
(NAME) **1149 Woodbury Falls Court,**	(NAME)	128-12-C-36.00CO
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE MYERS FAMILY TRUST, UDT DATED OCTOBER 4, 2000 50% AND RANDALL G. MYERS AND TAMARA J. MYERS, HUSBAND AND WIFE50%,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **THE MYERS FAMILY TRUST, UDT DATED OCTOBER 4, 2000 49% INTEREST AND RANDALL G. MYERS AND TAMARA J. MYERS, HUSBAND AND WIFE, 50% INTEREST, AND SAMANTHA R. ROSATI 1% INTEREST** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1149, WOODBURY TOWNHOMES, PHASE I, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060310-0028278, amended at Instrument No. 20080201-0010772, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being part of the same property conveyed by Warranty Deed from The Senior Group, a common law business organization, composed solely of Robert R. Krilich, Sr. and Donna R. Krilich to Gallardia Properties, LLC, a Tennessee limited liability company as recorded on the 20th day of December, 2004 in Instrument No. 20041220-0151012 and part of Quit Claim Deed from Gallardia Properties, LLC., a Tennessee Limited Liability Company to Vastland Northcrest Development, LLC, a Tennessee Limited Liability Company as recorded on the 27th day of November, 2012 in Instrument No. 20121127-0108883, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to The Myers Family Trust, UDT Dated October 4, 2000 50% and Randall G. Myers and Tamara J. Myers, husband and wife 50%, of record in Instrument No. 20171106-0113556, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1149 Woodbury Falls Court, Nashville, Tennessee 37221**.

Witness my/our hand(s) this the 25 day of March, 2025.

The ~~Myers Family Trust~~, UDT Dated October 4, 2000

BY: _____
David G. Myers, Trustee

BY: _____
Rebecca Myers, Trustee

_____
Randall G. Myers

_____
Tamara J. Myers

A-Hamid Amini

Notary Public

CERTIFICATE ATTACHED

STATE OF Missouri
COUNTY OF St. Charles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randall G. Myers and Tamara J. Myers, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 3rd day of April, 2025.

_____
Notary Public
My Commission Expires: 3/12/2028

THERESA GAIL BENDEL
Notary Public - Notary Seal
STATE OF MISSOURI
St. Charles County
My Commission Expires: Mar. 12, 2028
Commission #89491889

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue S.
Nashville, TN 37212
615-383-2903

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 Orange }

On 03/25/2025 before me, A-Hamid Amini Notary Public
(Here insert name and title of the officer)

personally appeared Rebecca Myers and David A. Myers,
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.

Notary Public Signature (Notary Public Seal)

A-HAMID AMINI
Notary Public - California
Orange County
Commission # 2421387
My Comm. Expires Oct 15, 2026

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quitclaim 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 ____

www.NotaryClasses.com 800-873-9865

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.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Stephanie Woodall, 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 04/03/2025 (date of document).

Stephanie Woodall
Affiant Signature

Date 04/21/2025

State of Tennessee
County of Davidson

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

Melissa Jansen
Notary's Signature

My Commission Expires: _____

