Karen Johnson Davidson County
Batch# 1264410 DEEDQC
04/24/2025 09:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250424-0031500

QUITCLAIM DEED

Gabriel Robert Lutz
Notary Public - State of New York
No. 01LU001486/
Qualified in Clinton County
My Commission Expires 10/05/2027

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 24 DAY OF April, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

WG-QCD-25-2919

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paul V. Mendoza and Dianna A. Mendoza Co-Trustees of The Mendoza Revocable Trust dated June 17, 2009 and Restated on December 18.2024	**Same as new owner**	
(NAME) **8413 Bramble Bush Circle,**	(NAME)	**096-10-0-183.00**
(ADDRESS) **Antelope, CA 95843**	(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, **PAUL V MENDOZA AND DIANNA A MENDOZA,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **PAUL V. MENDOZA AND DIANNA A. MENDOZA CO-TRUSTEES OF THE MENDOZA REVOCABLE TRUST DATED JUNE 17, 2009 AND RESTATED ON DECEMBER 18.2024** 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 Lot No. 356 on the Plan of Clover Hill, Section No. V of record in Book 2133, Page 88, 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 Paul V. Mendoza and Dianna A. Mendoza, husband and wife by deed from John Webb, Personal Representative, of the Estate of Robin Marie Webb, Joanne Piezonki, and John Webb of record in Instrument No. 20190321-0025934, 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: **2919 Emery Drive, Nashville, Tennessee 37214**.

Witness my/our hand(s) this the 17 day of April, 2025.

Paul V Mendoza

Dianna A Mendoza

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 17th day of April, 2025.

Notary Public
My Commission Expires: 12/05/2026
(SEAL)

MERVAT JOUNY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 17th day of April, 2025.

Notary Public
My Commission Expires: 12/05/2026
(SEAL)

MERVAT JOUNY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **4/17/2025** (date of document).

Affiant Signature

Date **4/17/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **17** day of **April**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027