This Instrument Prepared By:

Gerald A. Bautista
101 Cumberland Trace, Nashville, TN 37214, USA

When recorded, mail this Deed and Tax Statements to: 101 Cumberland Trace, Nashville, TN 37214

Karen Johnson Davidson County
Batch # 1272523 DEEDQC
05/13/2025 03:25:05 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250513-0037735

Quitclaim Deed

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Gerald A. Bautista, (the "Grantor"), for and in consideration of 10.00 Dollars, does hereby sell, remise, release, and convey, as well as quitclaims, unto Gerald A. Bautista, as Trustee of The Gerald A. Bautista Revocable Living Trust, dated November 3, 2024, (the "Grantee") as the sole tenant, the following described real estate located in the county of Davidson, State of Tennessee:

Land in Davidson, Tennessee, Being Lot 101 on the Plan of Cumberland Trace, as of record in Plat Book 5200, page 724, Register's Office for Davidson County, Tennesse with Map & Parcel: 73 16 A 101.00.
Being the same property conveyed to Gerald A. Bautista by Warranty Deed from James M. Maitland, unmarried of record in Instrument No. 20030624-0086861, in the Register's Office for Davidson County, Tennessee, dated June 20, 2003.

IN WITNESS WHEREOF the Grantor has executed this instrument this 12 day of JANUARY, 20 25.

Signed in the presence of:

Witness signature

Darren C. Cain
Witness name

Gerald A. Bautista

Grantor Acknowledgement

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.

CSS
STATE OF ~~TENNESSEE~~ CALIFORNIA

COUNTY OF PLACER

On this 12th day of JANUARY, 2025, before me, Concepcion Sandoval Subido, Notary Public, personally appeared Gerald A. Bautista, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person 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.

CONCEPCION SANDOVAL SUBIDO
Notary Public - California
Placer County
Commission # 2446064
My Comm. Expires May 6, 2027

Concepcion Sandoval Subido
Notary Public

My commission expires MAY 6, 2027

Concepcion Sandoval Subido
(print name)

Quitclaim Deed

Register's Fee $ _____

Mail Tax Notice to: Gerald A. Bautista as trustee of Gerald A. Bautista Revocable Living Trust dated 11-03-2024, 101 Cumberland Trace, Nashville, TN 37214 Parcel Number: 073 16 0A 101.00

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2839 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.

Affiant

Subscribed and sworn before me, this 12th day of JANUARY, 2025.

SEE ATTACHED CERTIFICATE CSS
Notary

CALIFORNIA JURAT **GOVERNMENT CODE § 8202**

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 PLACER

Subscribed and sworn to (or affirmed) before me on this 12th (Date) day of JANUARY (Month), 20 25 (Year), by

(1) GERALD A. BAUTISTA

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

CONCEPCION SANDOVAL SUBIDO
Notary Public - California
Placer County
Commission # 2446064
My Comm. Expires May 6, 2027

Place Notary Seal and/or Stamp Above

Signature Concepcion Sandoval Subido
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: OATH OF CONSIDERATION

Document Date: 1/12/2025 Number of Pages: —

Signer(s) Other Than Named Above: _____

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