Karen Johnson Davidson County
Batch# 1288559 DEEDQC
06/23/2025 02:16:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250623-0049094

QUITCLAIM DEED

MAIL RECORDED DEED TO:

MARK IGNACIO
MARK IGNACIO LAW APC
3835 Avocado Blvd. Suite 110
LA MESA, CA 91941

OWNER (SEND TAX BILLS TO):

JULIE ANN DEILGAT, TRUSTEE
511 JONES STREET UNIT B4
OLD HICKORY, TN 37138

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JULIE ANN DEILGAT, an unmarried woman (herein, "Grantor"), whose address is 511 Jones Street Unit B4, Old Hickory, TN 37138, hereby bargains, sells, remises, releases, quit claims and conveys to JULIE ANN DEILGAT, TRUSTEE, or any successors in trust, under THE JULIE ANN DEILGAT TRUST dated December 20, 2022 and any amendments thereto (herein, "Grantee"), whose address is 511 Jones Street Unit B4, Old Hickory, TN 37138, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 511 Jones Street Unit B4, Old Hickory, TN 37138

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

WITNESS my hand and seal this 29 day of April, 2025

PIN NO: 044-11-0A-204

This Instrument Prepared By: RAVEN PERRY-BEACH, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Julie Ann Deilgat

Julie Ann Deilgat

STATE OF California
COUNTY OF San Diego

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Julie Ann Deilgat, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of April, 2025

[Affix Notary Seal]

Amanda Comings

SIGNATURE OF NOTARY PUBLIC
My commission expires: Oct. 6, 2028

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

OATH OF CONSIDERATION

STATE OF California
COUNTY OF San Diego

The actual consideration for this transfer is $0.00.

Grantee:

The Julie Ann Deilgat Trust dated December 20, 2022

Julie Ann Deilgat, Trustee

Subscribed and sworn to under oath before me, this 29 day of April, 2025 by Julie Ann Deilgat, as Trustee of The Julie Ann Deilgat Trust dated December 20, 2022.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: Oct. 6, 2028

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

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSE, BEING UNIT NO. B-4, PARCEL 204, IN A HORIZONTAL PROPERTY REGIME OF LAKESIDE RETIREMENT VILLAGE CONDOMINIUM WHICH IS OF RECORD IN BOOK 7977, PAGE 92, RE-RECORDED IN BOOK 8164, PAGE 151, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Instrument 20220202-0012082 on February 2, 2022.

PIN NO: 044-11-0A-204

STREET ADDRESS:

511 Jones Street Unit B4, Old Hickory, TN 37138

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Alisa Baer, 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 04/29/2025 (date of document).

Affiant Signature

06/23/2025
Date

State of Florida

County of Hillsborough

Sworn to and subscribed before me this 23RD day of JUNE, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 09/20/2025

NOTARY'S SEAL

Notary Public State of Florida
Angela N Guiler
My Commission
HH 156837
Exp. 9/20/2025