Davidson County DEEDQC
Recvd: 08/18/10 08:12 6 pgs
Fees:32.00 Taxes:0.00
20100818-0065102

66402 16-5

After Recording Return To:

WHEN RECORDED, RETURN TO:
FIRST AMERICAN LENDERS ADVANTAGE
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING - TEAM 2
Accommodation Recording Per Client Request

This Instrument Prepared Under the Supervision OF:
M. Powell, Esquire BOPR# 5372
By Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

Map: 062 02 0B **Parcel:** 139.00

QUIT CLAIM DEED

(this deed is being executed to remove property from a trust to the trust beneficiaries)
{Exempt from Taxation Pursuant to T. C. A § 67-4-409 (3) (F)}

New Owner/ Property Being Conveyed
MAITLAND JOHN GUNDERSON
DOROTHY M. GUNDERSON
4464 Frost Street
Nashville, TN 37214

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 3 day of August, 2010, between MAITLAND JOHN GUNDERSON and DOROTHY M. GUNDERSON, as Trustees under the Revocable Trust Agreement of The Gunderson Family Trust Dated May 13, 1996, and any amendments thereto, residing at 4464 Frost Street, Nashville, Tennessee 37214, hereinafter referred to as "**Party of the First Part**" and MAITLAND JOHN GUNDERSON and DOROTHY M. GUNDERSON, husband and wife, as tenants by the entirety, residing at 4464 Frost Street, Nashville, Tennessee 37214, hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 72 ON THE FIRST AMENDMENT TO ABBINGTON PARK, PHASE ONE, SECTION THREE, A PLANNED UNIT DEVELOPMENT AS OF RECORD IN INSTRUMENT NO. 20040728-0090230, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ABBINGTON PARK, OF RECORD IN INSTRUMENT NO. 20040518-0058461, SAID REGISTER'S OFFICE, EASEMENTS AND SETBACK LINES AS SET FORTH ON THE ABOVE PLAN OF RECORD.

GUNDERSON
42462734 TN
FIRST AMERICAN ELS
QUIT CLAIM DEED

AND FURTHER SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO MAITLAND JOHN GUNDERSON AND DOROTHY M. GUNDERSON, TRUSTEES UNDER THE REVOCABLE TRUST AGREEMENT OF THE GUNDERSON FAMILY TRUST, DATED MAY 13, 1996 FROM MAITLAND JOHN GUNDERSON AND DOROTHY M. GUNDERSON, BY QUITCLAIM DEED DATED 05/27/2005 AND RECORDED 06/02/2005, AS INSTRUMENT NO. 20050602-0062092 OF OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 4464 Frost Street, Nashville, Tennessee 37214
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Maitland John Gunderson

MAITLAND JOHN GUNDERSON, as Trustee under the Revocable Trust Agreement of the Gunderson Family Trust dated May 13, 1996

STATE OF TENNESSEE } **COUNTY OF** Davidson }

On this 3 day of August, 2010, before me personally appeared MAITLAND JOHN GUNDERSON, as Trustee under the Revocable Trust Agreement of the Gunderson Family Trust dated May 13, 1996, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires Nov. 4, 2013

Claudia Boyett
NOTARY PUBLIC
Claudia Boyett

CLAUDIA BOYETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 10.00.

Maitland John Gunderson
Affiant

Subscribed and sworn to before me
this 3 day of August, 2010.

My Commission Expires Nov. 4, 2013

Claudia Boyett
NOTARY PUBLIC Claudia Boyett My Commission Expires:

*This instrument may be signed in one or more **counterparts** with the same force and effect as if all required **signatures** were performed at the same time. One Grantor appears on this page, subsequent Grantor's signature appears on the following page, individually.*

CLAUDIA BOYETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Dorothy M Gunderson

DOROTHY M. GUNDERSON, as Trustee under the Revocable Trust Agreement of the Gunderson Family Trust dated May 13, 1996

STATE OF TENNESSEE } **COUNTY OF** Davidson }

On this 3 day of August, 2010, before me personally appeared DOROTHY M. GUNDERSON, as Trustee under the Revocable Trust Agreement of the Gunderson Family Trust dated May 13, 1996, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

My Commission Expires Nov. 4, 2013

Claudia Boyett

NOTARY PUBLIC

Claudia Boyett

CLAUDIA BOYETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 10.00.

Matthew John Gunderson

Affiant

Subscribed and sworn to before me this 3 day of August, 2010.

My Commission Expires Nov. 4, 2013

Claudia Boyett

NOTARY PUBLIC

My Commission Expires: _____

CLAUDIA BOYETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

*This instrument may be signed in one or more **counterparts** with the same force and effect as if all required **signatures** were performed at the same time. This is the final Grantor and the end of this document.*

Preparer makes no representations as to the validity of the trust document and makes no warrants or representations as to the fiduciary duties of said trustee. **This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer.** No title search was performed on the subject property by this preparer. **The preparer expresses no opinion as to the title the Grantee(s) will receive.** The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation.**

STATE OF TN

COUNTY OF Davidson } ss.

NOTARIAL CERTIFICATE OF ACKNOWLEDGMENT

On this 3 (Day) day of August (Month), 2010 (Year), before me, Claudia Boyett (Printed Name of Notary Public),

the undersigned notary public, personally appeared Maitland John Gunderson (Printed Name(s) of Signer(s))

Dorothy M. Gunderson,

☐ personally known to me - or -

☒ proved to me on the basis of satisfactory evidence

- ⊘ form(s) of identification DL
- ○ credible witness(es) _____

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 voluntarily for the purpose expressed therein.

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

WITNESS my hand and official seal.

Claudia Boyett
Claudia Boyett (Signature of Notary Public)

My Commission Expires Nov. 4, 2013

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document

titled/for the purpose of _____,

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-Fact
- ☐ Corporate Officer(s) _____ (Title(s))
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____ (Name(s) of Person(s) or Entity(ies) Signer is Representing)

Additional Information

Notary Journal Entry

☐ The details surrounding this notarial event are described in my notary journal:

Volume _____

Page # _____ Entry/Row # _____

Notary Contact: _____

Other

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)

☐ _____

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Example of Oath of Consideration:

State of TN

County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 10.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Maitland Jr. Henderson

Affiant

Subscribed and sworn to before me

This 3 day of August, ~~2006.~~ 2010

Claudia Boyett

Claudia Boyett

Notary Public

My commission expires: _____

My Commission Expires Nov. 4, 2013

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Derrick Bray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Ohio

County of Cuyahoga

Personally appeared before me, Tiffany E. Dandy, a notary public for this county and state, Derrick Bray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Dec 16, 2011

Notary' Seal

NOTARIAL SEAL STATE OF OHIO

TIFFANY DANDY
Notary Public, State of Ohio
Cuyahoga County
My Commission Expires
December16, 2011