Quitclaim Deed

Davidson County DEEDQC
Recvd: 03/27/14 13:45 5 pgs
Fees:27.00 Taxes:0.00
20140327-0025383

Prepared by & Return To:
LSI
700 Cherrington Parkway
Coraopolis PA 15108
17985764

True Copy Certification

I, Tiffany Scott, 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.

Tiffy Scott
Signature

State of PA

County of Allegheny

Ronna L. Tate

Personally appeared before me, [Name of Notary], a notary public for this county and state, [Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

*Tiffany Scott

Ronna L Tate
Notary's Signature

My Commission Expires: 5/10/2016
Notary' Seal (if on paper)

NOTARIAL SEAL
RONNA L TATE
Notary Public
MOON TWP., ALLEGHENY COUNTY
My Commission Expires May 10, 2016

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 20 day of March, 2014, by and between **Lawrence L. Franzella, trustee of The Lawrence L. Franzella 2000 Revocable Living Trust created by Declaration dated October 6, 2000, which acquired title in error as Lawrence L. Franzella, trustee of The Lawrence L. Franzella 2000 Revocable Living Trust created by Declaration dated October 2, 2000,** hereinafter known and referred to as **GRANTOR**, and **Lawrence L. Franzella, trustee of The Lawrence L. Franzella 2000 Revocable Living Trust created by Declaration dated October 6, 2000,** whose tax mailing address is 518 Armistead Place, Nashville, TN 37215, hereinafter known and referred to as **GRANTEE;**

W I T N E S S E T H :

For and in consideration of the sum of **$10.00**, cash in hand paid by Grantees to Grantors, the receipt of all of which is hereby acknowledged, the Grantor has bargained, sold, aliened, and conveyed, and does by these presents quitclaim unto the Grantee, its successors, heirs and assigns forever, a certain tract of real estate more fully described as follows:

Land in Davidson County, Tennessee, being Unit No. 518 on the Plan of Burlington Condominium Plat of Phase I-Condominium Lot of record in Plat Book 5200, pages 403-406, revised in Plat Book 5200, Page 490, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Burlington Condominiums, a horizontal property regime established by Master Deed of record in Book 6011, Page 653, amended in Book 6194, Page 440, and Book 6392, Page 405, said Register's Office.

Being the same parcel conveyed to Lawrence L. Franzella, trustee of The Lawrence L. Franzella 2000 Revocable Living Trust created by Declaration dated October 2, 2000 from Lawrence L. Franzella, by virtue of a Deed Dated 1/30/2002, Recorded 2/15/2002, as Instrument No. 20020215-0020242 County of Davidson, State of Tennessee.

Assessor's Parcel No: 116-12-0-D51-80-0CO

This conveyance is exempt from transfer tax under T.C.A 67-4-409(a)(3)(F), as same is the transfer of real estate to a revocable living trust by the trustee of same, and therefore no oath of value is required for this deed in accordance with the provisions of T.C.A. 67-4-409(a)(5).

IN TESTIMONY WHEREOF, witness the hand of the Grantor herein, all on this the day and year first above written.

Trustee

Lawrence L. Franzella, trustee of The Lawrence L. Franzella 2000 Revocable Living Trust created by Declaration dated October 6, 2000, which acquired title in error as Lawrence L. Franzella, trustee of The Lawrence L. Franzella 2000 Revocable Living Trust created by Declaration dated October 2, 2000

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this ___ day of _____, 2014, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Lawrence L. Franzella, trustee of The Lawrence L. Franzella 2000 Revocable Living Trust created by Declaration dated October 6, 2000, which acquired title in error as Lawrence L. Franzella, trustee of The Lawrence L. Franzella 2000 Revocable Living Trust created by Declaration dated October 2, 2000.

SEE ATTACHED

Notary Public
My Commission Expires:

CALIFORNIA
JURAT CERTIFICATE

State of California

County of SAN MATEO

Subscribed and sworn to (or affirmed) before me on this 20TH day of MARCH, 20 14, by LAWRENCE L. FRANZELLA *,

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

WITNESS MY HAND AND OFFICIAL SEAL.

Signature of Notary Public

ARNULFO J. DUMLAO
Commission # 2038583
Notary Public - California
San Francisco County
My Comm. Expires Sep 17, 2017

(Notary Seal)

OPTIONAL INFORMATION

The jurat contained within this document is in accordance with California law. Any affidavit subscribed and sworn to before a notary shall use the preceding wording or substantially similar wording pursuant to Civil Code sections 1189 and 8202. A jurat certificate cannot be affixed to a document sent by mail or otherwise delivered to a notary public, including electronic means, whereby the signer did not personally appear before the notary public, even if the signer is known by the notary public. The seal and signature cannot be affixed to a document without the correct notarial wording. As an additional option an affiant can produce an affidavit on the same document as the notarial certificate wording to eliminate the use of additional documentation.

DESCRIPTION OF ATTACHED DOCUMENT

QUITCLAIM DEED
(Title of document)

Number of Pages 3 (Including jurat)

Document Date 03-20-14

(Additional Information)

CAPACITY CLAIMED BY THE SIGNER

_____ Individual
_____ Corporate Officer
_____ Partner
_____ Attorney-In-Fact
__✓__ Trustee
_____ Other: _____