Davidson County DEEDQC
Recvd: 01/29/16 09:55 5 pgs
Fees:27.00 Taxes:0.00
20160129-0008712

After recording, return documents
and future tax statements to:
MARILEE R. A. KINCAID
9760 Frankwood Drive
Reno, NV 89521

This instrument prepared by:
THOMAS A. RAMSEY, APC
Eighth Floor
400 Oceangate
Long Beach, CA 90802

6109578-333041

**QUITCLAIM DEED**
Under 66-5-103(B)(2)

This indenture, made this 8th day of January , 2016, between the grantor,

Marilee R. A. Kincaid, previously known as Marilee R. Alessandra, surviving Trustee of The Albert and Marilee Alessandra Trust dated June 20, 2008,

and the grantee,

Marilee R. A. Kincaid.

Witnesseth, that in consideration of the sum of one dollar

in hand paid, the receipt of which is hereby acknowledged, the grantor does hereby quitclaim to the grantee all interest in the following land, situated in the County of Davidson , in the State of Tennessee, to wit:

Lot No.19, on the Plan of Tusculum Gardens, of record in Book 4660, Page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Parcel ID: 162-01-0-108.00
Commonly known as: 316 Garden View Court, Antioch, TN 37013
Subject to:
All easements, restrictive covenants and conditions, and other matters of recording, including all items set out on any applicable plat of record.
Source of title:

In witness whereof, the grantor has signed and sealed these presents on the day and year first above written.

| | |
|---|---|
| Marilee RA Kincaid Trustee | |
| Signature | Signature |
| MARILEE R. A. KINCAID | |
| Print name | Print name |
| Trustee | |
| Capacity | Capacity |
| | |
| Signature | Signature |
| | |
| Print name | Print name |
| | |
| Capacity | Capacity |

*Construe all terms with the appropriate gender and quantity required by the sense of this deed.*

STATE OF Nevada }
COUNTY OF Washoe }

On this 8th day of January, 2016, before me personally appeared _____,

Marilee R.A. Kincaid,

to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or persons') free act and deed.

Kayla Tellers

Notary Public

My commission expires:
11 June 2018

KAYLA TELLERS
Notary Public - State of Nevada
County of Washoe
APPT. NO. 14-14057-2
My App. Expires Jun. 11, 2018

## OATH OF CONSIDERATION

STATE OF Nevada }
COUNTY OF Washoe }

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Marilee R.A. Kincaid
Signature
MARILEE R. A. KINCAID
Print name

Subscribed and sworn to before me this 8th day of January, 2016.

Kayla Tellers
Notary Public
My commission expires:
11 June 2018

KAYLA TELLERS
Notary Public - State of Nevada
County of Washoe
APPT. NO. 14-14057-2
My App. Expires Jun. 11, 2018

# EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 16201010800

Land Situated in the County of Davidson in the State of TN

Being Lot No. 19, on the Plan of Tusculum Gardens, of record in Book 4660, Page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

The property address and tax parcel identification number listed are provided solely for informational purposes.

Being the same property conveyed to Albert J. Alessandra and Marilee R. Alessandra, Trustees of The Albert and Marilee Alessandra Trust dated June 20, 2008, by deed dated July 18, 2008 of record in Deed Instrument/Case No. 20080725-0076271, in the County Clerk's Office.

Commonly known as: 316 Garden View Ct , Antioch, TN 37013

# True Copy Certification

I, **John Janeway**, 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 – John Janeway

State of MICHIGAN

County of WAYNE

Personally appeared before me, **Thomas S. Buxton**, a notary public for this county and state, **John Janeway** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature – Thomas S. Buxton

My Commission Expires: February 4, 2020
Notary' Seal (if on paper)

THOMAS B. BUXTON
Notary Public, State of Michigan
County of Genesee
My Commission Expires Feb. 04, 2020
Acting in the County of WAYNE