Davidson County DEEDQC
Recvd: 04/26/16 09:46 6 pgs
Fees:32.00 Taxes:0.00
20160426-0040336

RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY

Seller: LAWVER, TRUSTEE
Order No.: 58701600773

Data ID: 66780
Job No.: 37809

QUIT-CLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:

David James Lawver
(Name)
1719 Hillsdale Avenue
(Street Address or Route Number)
San Jose CA 95124
(City) (State) (Zip)

SEND TAX BILL TO:

David James Lawver
(Name)
1719 Hillsdale Avenue
(Street Address)
San Jose CA 95124
(City) (State) (Zip)

Tax Map Parcel Number(s): 083 01 0 440.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars and other good and valuable consideration paid to DAVID JAMES LAWVER, AS TRUSTEE OF THE DAVID JAMES LAWVER LIVING TRUST, U/A DATED SEPTEMBER 2, 2015 (hereinafter referred to as Grantor, whether one or more) by
DAVID JAMES LAWVER, A SINGLE MAN
(hereinafter referred to as Grantee, whether one or more), Grantor has this day bargained, sold, remised, released and QUIT CLAIMED and does by these presents bargain, sell, remise, release and QUIT CLAIM unto the Grantee herein, his successors, heirs and assigns, the following described real property situated in Davidson County, Tennessee, and all the real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever, Grantor hereby releasing all claims to Homestead and Dower therein.

Property Description:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

unimproved ( )
This is improved ( ) property, known as

920 GRANADA AVENUE
(House Number) (Street) (P.O. Address)

NASHVILLE
(City or Town)

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

Prepared in the Law Office of: James P. Lazar, P.C., 5949 Sherry Lane, Suite 111, Dallas, Texas 75225

[Continued]

JURAT

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 Santa Clara

Subscribed and sworn to (or affirmed) before me on this 21st day of April,

2016 by David James Lawyer,

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

Signature (Seal)

ROSANA EYVAZNEJAD
Commission # 2085396
Notary Public - California
Santa Clara County
My Comm. Expires Nov 6, 2018

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quit-claim Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date 04/21/2016

Additional information

INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one with does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - Additional information Is not required but could help to ensure this jurat is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.

Seller: LAWVER, TRUSTEE
Order No.: 58701600773

Data ID: 66780

Witness our hands this 21 day of April, 2016.

Witness Signature
Witness' Printed Name: Rosana Eyvazejad

DAVID JAMES LAWVER, TRUSTEE—Grantor

Witness Signature
Witness' Printed Name: Leslie Kanis

STATE OF }
}
COUNTY OF }

Personally appeared before me, _____, a Notary Public in and for said County and State, DAVID JAMES LAWVER, TRUSTEE OF THE DAVID JAMES LAWVER LIVING TRUST, U/A DATED SEPTEMBER 2, 2015, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, _____, this _____ day of _____, _____.

My Commission Expires: _____

Notary Public

I hereby swear or affirm that the actual consideration for this transfer of property or interest in property is $_____ which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

DAVID JAMES LAWVER, TRUSTEE—Grantor

STATE OF }
}
COUNTY OF }

SWORN TO AND SUBSCRIBED TO BEFORE ME this the _____ day of _____, _____.

(Affix Seal)

My commission expires: _____

SEE ATTACHED

Notary Public

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 Santa Clara }

On 04/21/2016 before me, Rosana Eyvaznejad, Notary Public,
(Here insert name and title of the officer)

personally appeared David James Lawver,

who proved to me on the basis of satisfactory evidence 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 in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

Notary Public Signature (Notary Public Seal)

ROSANA EYVAZNEJAD
Commission # 2085396
Notary Public - California
Santa Clara County
My Comm. Expires Nov 6, 2018

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quit-Claim Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date 04/21/2016

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

Seller: LAWVER, TRUSTEE
Order No.: 58701600773

Data ID: 66780

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO AN UNRECORDED SURVEY OF BARRY GREER AND ASSOCIATES DATED JUNE 12, 1974, AND BEING PARTS OF LOTS 21 AND 22 OF THE JAMES BUMS SUBDIVISION OF RECORD IN BOOK 421, PAGE 40, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF GRANADA AVENUE SOUTH 87 DEGREES 18' 16" EAST 241.19 FEET FROM THE NORTHEAST CORNER OF THE PROPERTY OF JAMES U. LOCKE, JR., ET EX. OF RECORD IN BOOK 4324, PAGE 687, REGISTERS OFFICE FOR SAID COUNTY; THENCE ALONG THE SOUTHERLY MARGIN OF GRANADA AVENUE SOUTH 87 DEGREES 18' 16" EAST 60.00 FEET TO A POINT; THENCE SOUTH 03 DEGREES 50' 51" WEST 120 FEET TO A POINT; THENCE NORTH 87 DEGREES 18' 16" WEST 60.00 FEET TO A POINT; THENCE NORTH 3 DEGREES 30' 51" EAST 120.00 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY DESCRIBED ABOVE ALSO KNOWN AS LOT NO. 1 ON THE PLAN OF THE RESUBDIVISION OF PORTIONS OF LOTS 21-23 AND A 15' STRIP AS SHOWN ON THE JAMES BURNS SUBDIVISION, OF RECORD IN PLAT BOOK 4885, PAGE 18, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE.

BEING THE SAME PROPERTY AS CONVEYED TO GRANTOR BY QUIT CLAIM DEED FROM DAVID LAWVER (AKA AND NOW SIGNING AS DAVID JAMES LAWVER), A SINGLE MAN, DATED SEPTEMBER 2, 2015 AND RECORDED SEPTEMBER 21, 2015 AS INSTRUMENT 20150921-0095703 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, JAY J PAVEL, 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 CALIFORNIA

County of ORANGE

Personally appeared before me, [Name of Notary], PEGGY BRENNAN a notary public for this county and state, ****JOY J. PAVEL**********, 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: 7/2/2016

Notary' Seal (if on paper)

PEGGY BRENNAN
Commission # 1982033
Notary Public - California
Orange County
My Comm. Expires Jul 2, 2016