Davidson County DEEDQC
Recvd: 05/09/16 10:43 5 pgs
Fees:27.00 Taxes:0.00
20160509-0045645

# QUITCLAIM DEED

**MAIL RECORDED DEED TO:**

CASEY WILSON
ASCENTIAFE
2202 N. WESTSHORE BLVD.
#200
TAMPA, FL 33607

**OWNER (SEND TAX BILLS TO):**

ALPINE, LLC
2000 MALLORY LANE, SUITE 130-67
FRANKLIN, TN 37067

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, FRANK JOSEPH VERDUN, an unmarried man (herein, "Grantor"), whose address is 2000 Mallory Lane, Suite 130-67, Franklin, TN 37067, hereby bargains, sells, remises, releases, quit claims and conveys to ALPINE, LLC, a Tennessee limited liability company (herein, "Grantee"), whose address is 2000 Mallory Lane, Suite 130-67, Franklin, TN 37067, 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: 3807 Saunders Ave., Nashville, TN 37216

WITNESS my hand and seal this 21st day of April, 2016.

PIN NO: 06114020100

This Instrument Prepared By: JOHN NORMAN, ESQ.
C/O U.S. DEEDS, P.A.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

**GRANTOR:**

Frank Joseph Verdun

STATE OF Colorado
COUNTY OF Denver

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Frank Joseph Verdun, 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 21st day of April, 2016.

[Affix Notary Seal]

BRYAN M WEINSTEIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124032617
MY COMMISSION EXPIRES MAY 25, 2020

SIGNATURE OF NOTARY PUBLIC
My commission expires: 05/25/2020

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***No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.***

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**OATH OF CONSIDERATION**

STATE OF Colorado
COUNTY OF Denver

The actual consideration for this transfer is Zero and 00/100 ($0.00)

**GRANTEE**

Grantee signature _____
Alpine, LLC
Printed name: FRANK VERDUN
Title: PRESIDENT

Subscribed and sworn to under oath before me, this 21st day of April, 2016.

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 05/25/2020

[Affix Notary Seal]

BRYAN M WEINSTEIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124032617
MY COMMISSION EXPIRES MAY 25, 2020

## EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Resubdivision of Lots 3 & 4 of Maplewood Heights, as shown on survey and plat of same appearing of record in Book 5190, page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

**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 Instrument 20150506-0041127 on May 6, 2015.

**PIN NO:** 06114020100

**STREET ADDRESS:**

3807 Saunders Ave., Nashville, TN 37216

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

# True Copy Certification

I, Janna M. Lindstrom, 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.

Janna M. Lindstrom
Signature

State of Florida

County of Hillsborough

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

DORENE J. ROYAL
Notary Public - State of Florida
My Comm. Expires Jun 30, 2017
Commission # FF 136387

Dorene J. Royal
Notary's Signature

My Commission Expires: June 30, 2017
Notary' Seal (if on paper)