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BILL GARRETT, Davidson County
Trans: T20160043900 DEEDQC
Recvd: 05/25/16 09:52 2 pgs
Fees: 12.00 Taxes: 0.00
20160525-0052390

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066 Attn: Trudy Milliken

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Karen L. Townsend, Trustee	(NAME) SAME AS NEW OWNER	162-02-0-262.00
(STREET ADDRESS) 236 Coleridge Court	(STREET ADDRESS) 1501 Brea Blvd, #124	
(CITY) (STATE) (ZIP) Antioch, TN 37013	(CITY) (STATE) (ZIP) Fullerton, CA 92835	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **KAREN TOWNSEND, an unmarried woman,** Grantor, does hereby quitclaim and convey unto **KAREN L. TOWNSEND, TRUSTEE OF THE KAREN L. TOWNSEND TRUST DATED JULY 19, 2002,** the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Colemont Heights, Section 2, of record in Book 4300, Page 133, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karen Townsend, unmarried by Warranty Deed from Steven Anweiler, married as recorded in Instrument Number 2013814-0085475, R.O.D.C.

Karen L. Townsend and Karen L. Carpenter are one in the same.

The property address is: 236 Coleridge Court, Antioch, TN 37013.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 12th day of May, 2016.

E. Arenas
Affiant

My commission expires. December 4, 2018
(Affix Seal)

See attached California acknowledgment
Notary Public

Witness my hand this 12 day of May, 2016.

Karen Townsend
Karen Townsend

California 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 Orange

Subscribed and sworn to (or affirmed) before me on this 12th day of May, 16, by

Karen Townsend,

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

Signature _____ (Seal)

E. ARENAS
Commission # 2092149
Notary Public - California
Orange County
My Comm. Expires Dec 4, 2018

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is $0.00

Subscribed and sworn to before me this the 12 day of May, 2016.

Affiant

Notary Public

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission expires: 3/26/17

Optional

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal of this reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed

Document Date: May 12, 2016 # of Pages: 1

Signer(s) Other Than Named Above: _____