This instrument prepared by:
Leila H. Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, Nevada 89074

Davidson County DEEDQC
Recvd: 06/02/16 13:47 4 pgs
Fees:22.00 Taxes:0.00
20160602-0055694

QUITCLAIM DEED

TITLE OF DOCUMENT

617206080-3485008

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Derek and Chris Lunghino	Derek and Chris Lunghino	Map/Parcel:
1313 Gartland Avenue	1313 Gartland Avenue	08309006300
Nashville, Tennessee 37206	Nashville, Tennessee 37206	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Derek W. Lunghino and Chris Ann Lunghino, Trustees of The Derek Wilbor Lunghino and Chris Ann Lunghino AB Living Trust UAD July 25, 2004, who acquired title as The Derek Wilbor Lunghino and Chris Ann Lunghino AB Living Trust UAD July 25, 2004** by these presents do hereby quitclaim and convey unto the said **Derek W. Lunghino and Chris Ann Lunghino, husband and wife as joint tenants with right of survivorship and not as tenants in common**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to transfer out of trust.

This is unimproved (√) property known as 1313 Gartland Avenue, Nashville, Tennessee 37206
Improved ( )

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

Witness our hand this 24 day of May, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Trustee
Derek W. Lunghino, Trustee

Trustee
Chris Ann Lunghino, Trustee

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, Thomas D. Larson, a Notary Public in and for said County and State, **Derek W. Lunghino, Trustee and Chris Ann Lunghino, Trustee** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Nashville TN this 24 day of May, A.D., 2016.

NOTARY STAMP/SEAL

NOTARY PUBLIC
Notary Commission Expires: May 8, 2017

THOMAS D. LARSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Comm. Expires May 8, 2017

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code 67-4-409(a)(4).

Subscribed and sworn to before me this the 24 day of May, 2016.

(Affix Seal)

Affiant Derek W. Lunghino

Notary Public

My Commission Expires: May 8, 2017
Thomas D. Larson

THOMAS D. LARSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Comm. Expires May 8, 2017

EXHIBIT "A"
LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF DAVIDSON IN THE STATE OF TN

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING THE EASTERLY ONE-HALF OF LOT NO. 7 IN BLOCK 1 IN D.H. BAILEY'S SUBDIVISION OF THE ALLISON PROPERTY, A PLAN OF WHICH IS RECORD IN BOOK 161, PAGE 73, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID EASTERLY ONE-HALF OF LOT NO. 7 FRONTS FIFTY FEET ON THE NORTHERLY SIDE OF GARTLAND AVENUE AND RUINS BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY.

Being the same property conveyed to The Derek Wilbor Lunghino and Chris Ann Lunghino AB Living Trust UAD July 25, 2004 by Deed from Denise Sommer Ceule, unmarried, AKA Denise Jean Ceule of record as Document No. 20120723-0064452, said Register's Office.

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