Davidson County DEEDQC
Recvd: 08/23/16 13:22 6 pgs
Fees:32.00 Taxes:0.00
20160823-0088106

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Deeds on Demand, PC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Return to:
Fidelity National Title Co.-San Jose, 2099 Gateway Place, Suite 100, San Jose, CA 95110
File No. 7001603810

Name and Address of New Owner	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Michael Paragone and Julie Gillespie	Michael Paragone and Julie Gillespie	096-13-0-008.00
322 Arleta Avenue	322 Arleta Avenue	
San Jose, CA 95128	San Jose, CA 95128	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, MICHAEL PARAGONE, an unmarried man, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto MICHAEL PARAGONE, a single man, and JULIA GILLESPIE, a single woman, as joint tenants with rights of survivorship, hereinafter referred to as "Grantee", whose mailing address is 322 Arleta Avenue, San Jose, CA 95128, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being Property Assessor's Map 96, Group 13-0, Parcel 8, and being more particularly described as follows, to wit:

Being Lot No. 12, Plan of PERRY HEIGHTS, as shown by plat of record in Plat Book 2900, Page 18, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Tax ID No.: 096-13-0-008.00

Being the same property conveyed to Michael Paragone, a single man, by Warranty Deed recorded in Document No. 20050603-0063347, in the Office of the county Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121:
The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 2708 Wellman Drive, Nashville, TN 37214.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 17th day of August, 2016.

MICHAEL PARAGONE

STATE OF TENNESSEE
COUNTY OF _____

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MICHAEL PARAGONE, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his name(s), on this ____ day of _____, 20____.

_____
Notary Public
My Commission expires:

See attached acknowledgment

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 August 17, 2016 before me, **C. V. Gage, Notary Public**, personally appeared

Michael Paragone,

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that ~~he/she~~ executed the same in ~~his/her~~ authorized capacity, and that by ~~his/her~~ signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

C. V. GAGE
Commission # 2125652
Notary Public - California
Santa Clara County
My Comm. Exp: SEPT. 28, 2019

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.

Signature _____

Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quit Claim Deed

Document Date: August 17, 2016 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Affiant/Grantee

Subscribed and sworn to before me this _____ day of _____, 20___.

Notary Public **See attached Jurat**
My Commission expires:

California Jurat Certificate

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 s.s.

Subscribed and sworn to (or affirmed) before me on this 17th day of August (Month),

20 16, by Michael Paragone and Julie Gillespie

_____, proved to me on the basis of

satisfactory evidence to be the person(s) who appeared before me.

_____
Signature of Notary Public

C. V. Gage, #2125652 Expires 9/28/2019

PNT C. V. GAGE
Commission # 2125652
Notary Public - California
Santa Clara County
My Comm. Exp: SEPT. 28, 2019 PNT

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The certificate is attached to a document titled/for the purpose of

Quit Claim Deed

containing 3 pages, and dated August 17 2016

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:
(✓) form(s) of identification ( ) credible witness(es)

CA Drivers License

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Affiant(s) Thumbprint(s) ☐ Describe: _____

True Copy Certification

I, Lori Mills, 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 Santa Clara

Personally appeared before me, B. Smith, ~~a~~ notary public for this county and state, Lori Mills 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: 10/19/18

Notary' Seal (if on paper)

B. SMITH
Notary Public - California
Santa Clara County
Commission # 2086831
My Comm. Expires Oct 19, 2018