This Instrument Prepared by:

Jennifer A. Lawson, Esq.
Lawson Law Office, PLLC
626B Main Street, Suite 206
Nashville, Tennessee 37206

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NOS.:**
Jennifer Cihi	-same-	53-8
2211 Lakeshore Drive		4.00
Old Hickory, Tennessee 37138		

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Vickie ~~**VICTORIA**~~ **ANN CIHI**, as Trustee of the **CIHI FAMILY LIVING TRUST**, dated May 6, 1992, as amended on April 6, 1994, and as amended and restated in 2006 (hereinafter the "Grantor"), by these presents, does hereby quitclaim and convey unto **JENNIFER CIHI**, her heirs, successors, and assigns (herein the "Grantee"), all of Grantor's right, title and interest in and to certain tract or parcel of land in Davidson County, Tennessee being more particularly described as follows, to-wit:

(See Exhibit "A" attached hereto and incorporated herein by reference.)

In Witness Whereof, the undersigned has caused her/its name to be set hereunto on this the day 28 of October, 2016.

GRANTOR:

Vickie

~~**VICTORIA**~~ **ANN CIHI, as Trustee of the Cihi Family Living Trust, dated May 6, 1992, as amended on April 6, 1994, and as amended and restated in 2006**

BILL GARRETT, Davidson County
Trans:T20160101818 DEEDQC
Recvd: 11/17/16 12:43 4 pgs
Fees:22.00 Taxes:0.00
20161117-0121388

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 San Mateo)

On October 28, 2016 before me, Helen Sutherland, Notary Public
(insert name and title of the officer)

personally appeared ~~Victoria~~ Vickie Ann Cihi, Trustee of the Cihi Family Living Trust,
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.

Signature Helen Sutherland (Seal)

HELEN SUTHERLAND
COMM. # 2031794
NOTARY PUBLIC • CALIFORNIA
SAN MATEO COUNTY
Comm. Expires JULY 27, 2017

GRANTEE'S OATH/ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0- .

Jennifer Cihi

Sworn to and subscribed before me this 14 day of NOVEMBER 2016.

SHELIAH AMBURGEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 03/03/2020

EXHIBIT A

A TRACT or Parcel of land lying and situated in the 4th Civil District of Davidson County, Tennessee, beginning at the northwest intersection of Pitts Avenue, now Lakeshore Drive, and 24th Street, as shown on the plan of Dabbs and Elliott Subdivision of Old Hickory, Tennessee, of record in Book 547, Page 127, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof; thence with the north line of Pitts Avenue, northwesterly 85 feet to a point; thence northeasterly 150 feet, more or less, to a point; thence southeasterly 70 feet to the margin of 24th Street; thence with the margin of same, southwesterly 150 feet to the point of beginning.

BEING the same property conveyed to JENNIFER CIHI, AS TO A ONE-HALF (1/2) UNDIVIDED INTEREST AND THE CIHI FAMIY LIVING TRUST, dated May 6, 1992, as amended on April 6, 1994, and as amended and restated in 2006, AS TO A ONE-HALF (1/2) UNDIVIDED INTEREST, AS TENANTS IN COMMON, of record in Instrument 20131231-0131270, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current years which have been prorated and assumed by the Grantee herein.

Subject property is not now or ever has been the principle place of residence of the grantor herein.

BEING improved property known as 2211 Lakeshore Drive, Old Hickory, Tennessee 37138.