BILL GARRETT, Davidson County
Trans: T20160106127 DEEDQC
Recvd: 12/02/16 11:18 4 pgs
Fees: 22.00 Taxes: 0.00
20161202-0126612

22.00

(1)

This instrument prepared by:
Lighthouse Title & Escrow, LLC
301 S. Perimeter Park Drive
Ste 100
Nashville, Tn 37211

ADDRESS NEW OWNER AS:

James A. Peplinski
1804 Curtner Aave
San Jose, CA 95124

SEND TAX BILLS TO:

SAME AS ADDRESSEE

Map & Parcel: 52-08-0/142.00 ; 52-08-0/141.00/[illegible]

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we,

Mohr and Peplinski Properties, LLC

, have this day bargained and do hereby transfer Quit Claim and convey all my right, title and interest to

James A. Peplinski and William Mohr

, the Grantees herein, their heirs and assigns, the following described tract and/or parcel of land in Sumner County, Tennessee, described as follows, to-wit:

Parcel 1: 1404-1406 Indian Woods Dr. Madison TN 37115

Being Lot No. 21 on the Plan of Meadow Bend, Section 2, a shown by plat of record in Plat Book 5800, page 275, 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.

Being the same property conveyed to Mohr and Peplinski Properties by deed from James A. Peplinski and William D. Mohr, dated August 27, 2008 and filed for record September 15, 2008 as Instrument No. 20080915-0094015 in the Register's Office for Davidson County, Tennessee.

Parcel 2: 1408-1410 Indian Woods Drive Madison, TN 37115

Being Lot No. 20 on the Plan of Meadow Bend, Section 2, a shown by plat of record in Plat Book 5800, page 275, 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.

Being the same property conveyed to Mohr and Peplinski Properties by deed from James A. Peplinski and William D. Mohr, dated August 27, 2008 and filed for record October 9, 2008 as Instrument No. 20081009-0102376 in the Register's Office for Davidson County, Tennessee.

WITNESS OUR HANDS this 4th day of NOV, 2016.

William D. Mohr

James A. Peplinski

STATE OF ~~Tennessee~~ CA
COUNTY OF Santa Clara

Before me AUTAR SINGH NAT a Notary Public in and for said County and State, personally appeared William D. Mohr, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) that he is an authorized agent of Mohr and Peplinski Properties, LLC and who acknowledged that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal this _____ day of _____, 2016

See attached

My commission expires:

STATE OF Tennessee
COUNTY OF _____

Before me_____ a Notary Public in and for said County and State, personally appeared James A. Peplinski, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) that he is an authorized agent of Mohr and Peplinski Properties, LLC and who acknowledged that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal this _____ day of _____, 2016

My commission expires:

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.

ACKNOWLEDGMENT

State of California
County of Santa Clara} *ss.*

On NOV 04, 2016 before me, AVTAR SINGH NAT, Notary Public, personally appeared WILLIAM D. MUHR and JAMES A. PEPLINSKI,
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 signatures(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.

AVTAR SINGH NAT
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2094185
SANTA CLARA COUNTY
My Comm. Exp. January 16, 2019

Avtar Singh Nat
Signature

(seal)

OPTIONAL INFORMATION

Date of Document _____

Type or Title of Document Quitclaim Deed

Number of Pages in Document 02

Document in a Foreign Language _____

Thumbprint of Signer

Type of Satisfactory Evidence:
_____ Personally Known with Paper Identification
_____ Paper Identification
_____ Credible Witness(es)

☐ Check here if no thumbprint or fingerprint is available.

Capacity of Signer:
_____ Trustee
_____ Power of Attorney
_____ CEO / CFO / COO
_____ President / Vice-President / Secretary / Treasurer
_____ Other: _____

Other Information: _____

STATE of TENNESSEE
COUNTY of Davidson

The actual consideration for this transfer is $0.

Sherry Cheatham
Affiant

Sworn to and subscribed to before me this 10 day of Nov, 2016

My commission expires: 1-20-20

Notary Public

