BILL GARRETT, Davidson County
Trans:T20170006364 DEEDQC
Recvd: 01/23/17 12:59 3 pgs
Fees:17.00 Taxes:0.00
20170123-0007166

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 1st day of November, 2016, by and between **Thanassis Trikas, married**, hereinafter known and referred to as GRANTOR, and **Thanassis Trikas and Kalliope Trikas, husband and wife**, as tenants by the entirety, whose tax mailing address is 1266 Foothill Street, Redwood City, CA 94061, hereinafter known and referred to as GRANTEES;

W I T N E S S E T H :

For and in consideration of the sum of **$0.00**, cash in hand paid by Grantees to Grantor, the receipt of all of which is hereby acknowledged, the Grantor has bargained, sold, aliened, and conveyed, and do by these presents quitclaims unto the Grantees, as tenants by the entirety, a certain tract of real estate more fully described as follows:

A tract of land in the 6th, formerly the 8th civil district of Davidson County, Tennessee on Holt road described as follows:

Beginning at a point at the Southwest corner of grantor's (Phillips) property and the Southeast corner of the Tucker property in the North Margin of Holt road, thence North 1 degree 30 minutes East 73 feet to a point; thence North 15 Degrees 00 Minutes West 40 feet to a point; thence North 3 Degrees 15 Minutes East 499 feet to an iron pin; thence South 86 degrees 15 minutes East 208.6 feet to an iron pin; thence South 1 degree 45 Minutes West 613 feet to a point in the North margin of holt road; thence North 85 Degrees 30 Minutes West with the North margin of Holt road 209 feet to the point of beginning.

Being the same parcel conveyed to Thanassis Trikas from Nationstar Mortgage, LLC, by virtue of a Deed Dated 6/19/2009, Recorded 6/25/2009, as Instrument No. 20090625-0059340 county of Davidson, state of Tennessee.

Assessor's Parcel No: 180 00 0 007.01

This conveyance is exempt from transfer tax under T.C.A 67-4-409(a)(3)(A), as same creates a tenancy by the entirety from one spouse to the other, and therefore, no oath of value is required in accordance with the provisions of T.C.A. 67-4-409(a)(5).

IN TESTIMONY WHEREOF, witness the hand of the Grantor herein, all on this the day and year first above written.

Thanassis Trikas

GRANTOR

STATE OF TENNESSEE)
)
_____ COUNTY)

The undersigned, a Notary, does certify that on this ___ day of _____, 2016, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Thanassis Trikas.

Notary Public
My Commission Expires:

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Thanassis Trikas and Kalliope Trikas
1266 Foothill Street
Redwood City, CA 94061

Property Owner and Address:
Thanassis Trikas and Kalliope Trikas
1266 Foothill Street
Redwood City, CA 94061

Record and Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared without title examination by:
George O. Pearson
Attorney at Law
203 West Second Street
Lexington, KY 40507
(859) 253-2789

California All-Purpose Certificate of 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 } S.S.

On 11/1/16 — before me, Nafees Subedar, a Notary Public
Name of Notary Public, Title

personally appeared Thanassis Trikas
Name of Signer (1)

Name of Signer (2)

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 of Notary Public

NAFEES SUBEDAR
Commission # 2098929
Notary Public - California
San Mateo County
My Comm. Expires Mar 4, 2019

Seal

OPTIONAL INFORMATION

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

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Quit Claim Deed,

containing 3 pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-fact
- ☐ Corporate Officer(s) _____
  Title(s)
- ☐ _____
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

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

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

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