QUITCLAIM DEED

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF April, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20170035128 DEEDQC
Recvd: 04/26/17 10:52 4 pgs
Fees: 22.00 Taxes: 0.00
20170426-0040902

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PAR
LINDA GANGALE STOLLER	LINDA GANGALE	
(NAME)	(NAME)	
610 Bradburn Village Circle	7000 BALLENA WAY #36	164-06-0-B/137.00CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	CARLSBAD, CA 92009	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LINDA GANGALE STOLLER AND SUSAN STOLLER GANGALE, CO-TRUSTEES OF THE GANGALE STOLLER FAMILY TRUST UAD JANUARY 22, 2015**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **LINDA GANGALE STOLLER, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 94 ON THE PLAN OF THE TOWNHOMES OF BRADBURN VILLAGE, PHASE THREE, AS SHOWN ON EXHIBIT A OF THE SUPPLEMENTARY DECLARATION TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20121109-0103798, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO PINHOOK DEVELOPMENT, LLC, BY QUITCLAIM DEED FROM JIMMY E. ALLEN, TRUSTEE OF THE JIMMY E. ALLEN REVOCABLE TRUST, DATED JANUARY 6, 2015 AND FILED OF RECORD IN INSTRUMENT NO. 20150108-0002075, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD, OR WHICH A VISUAL INSPECTION OF THE PROPERTY WOULD REVEAL, INCLUDING DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20060816-0101099; FIRST AMENDMENT TO DECLARATION OF RECORD IN INSTRUMENT NO. 20070717-0084884; AMENDED AND RESTATED DECLARATION OF RECORD IN INSTRUMENT NO. 20070817-0098536; SUPPLEMENTARY DECLARATION TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20121109-0103798; CHARTER OF RECORD IN INSTRUMENT NO. 20060823-0103546; RIGHT OF WAY OF RECORD IN BOOK 3644, PAGE 317, BOOK 3670, PAGE 396, AND IN BOOK 4579, PAGE 913; TVA TRANSMISSION LINE EASEMENT OF RECORD IN BOOK 5799, PAGE 662; GRANT OF TRANSMISSION LINE EASEMENT OF RECORD IN INSTRUMENT NO. 20020909-0109148; STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20060608-0068199; QUITCLAIM DEED FOR OPEN SPACE OF RECORD IN INSTRUMENT NO. 20060823-0103545; GRANT OF EASEMENT OF RECORD IN INSTRUMENT NO. 20070622-0074712; CORPORATE CONVEYANCE OF EASEMENT OF RECORD IN INSTRUMENT NO. 20080807-0081447; NOTICE OF COMPLETION FILED ON MARCH 16, 2015 AND FILED OF RECORD IN INSTRINNENT NO. 20150316-0022444; EASEMENTS, COVENANTS CONDITIONS AND ALL MATTERS AND NOTES AS SHOWN ON THE PLAN OF RECORD IN INSTRUMENT NO. 20121109-0103798, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO LINDA GANGALE STOLLER AND SUSAN STOLLER GANGALE, CO-TRUSTEES OF THE GANGALE STOLLER FAMILY TRUST UAD JANUARY 22, 2015, WITH FULL POWER TO SELL, LEASE, GRANT, CONVEY, AND ENCUMBER WITHOUT JOINDER OF ANY BENEFICIARY BY WARRANTY DEED FROM PINHOOK DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 20150421-0035441, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED THE 2ND DAY OF APRIL, 2015.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

WG

This is
( ) **unimproved**
(X) **improved**

property known as **610 Bradburn Village Circle, Antioch, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the _____ day of _____, 2017.

LINDA GANGALE STOLLER AND SUSAN STOLLER GANGALE, CO-TRUSTEES OF THE GANGALE STOLLER FAMILY TRUST

By: _____
LINDA GANGALE STOLLER, CO-TRUSTEE

LINDA GANGALE STOLLER AND SUSAN STOLLER GANGALE, CO-TRUSTEES OF THE GANGALE STOLLER FAMILY TRUST

By: _____
SUSAN STOLLER GANGALE, CO-TRUSTEE

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LINDA GANGALE STOLLER**, Co-Trustee for the Gangale Stoller Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is Co-Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, this the _____ day of _____, 2017

_____
Notary Public

My Commission Expires:

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUSAN STOLLER GANGALE**, Co-Trustee for the Gangale Stoller Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is Co-Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, this the _____ day of _____, 2017.

see attached acknowledgement certificate

_____
Notary Public

My Commission Expires:

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

NOTARY ACKNOWLEDGMENT (California)

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 Diego

On April 10, 2017, before me, B. Edwards, a Notary Public, personally appeared **SUSAN STOLLER GANGALE**, 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.

B. Edwards

B. Edwards, Notary Public

B. EDWARDS
Notary Public - California
San Diego County
Commission # 2183548
My Comm. Expires Mar 15, 2021

Capacity Claimed by Signer:

__ Individual(s)

__ Corporate Officer(s)

_____
Title(s)

__ Partner(s)

__ Attorney-In-Fact

X **CO-TRUSTEE**

__ Subscribing Witness

__ Guardian/Conservator

__ Other: _____

Signer Is Representing:
Name of Person(s) or Entity(ies):

THE GANGALE STOLLER FAMILY TRUST

Attention Notary: Although the Information requested below is Optional, it could prevent fraudulent attachment of this certificate to unauthorized document.

THIS CERTIFICATE MUST BE ATTACHED TO THE FOLLOWING DOCUMENT:
Title or Type of Document: Quitclaim Deed – 164-06-0-B/137.00CO
Number of Pages: 3 (including this notary acknowledgment)

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 DIEGO } s.s.

On 4-12-17 before me, D. AL JAMALY, A NOTARY PUBLIC
Name of Notary Public, Title

personally appeared Linda Gangale Stoller
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

D. AL JAMALY
Commission # 2111716
Notary Public - California
San Diego County
My Comm. Expires May 15, 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 Quitclaim Deed,

containing _____ 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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