Davidson County DEEDQC
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Fees:32.00 Taxes:0.00
20170606-0056397

Commitment Number: 17339497

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129 W Trade St., 9th Floor
Charlotte NC 28202

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Brian McElhaney and **Theresa McElhaney**, 1229 Temple Hills Drive, Laguna Beach, CA 92651

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 174110A36000CO

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Brian McElhaney, a married man, hereinafter grantor, whose tax-mailing address is **1229 Temple Hills Drive Laguna Beach CA 92651**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Brian McElhaney** and **Theresa McElhaney**, a married couple, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **1229 Temple Hills Drive, Laguna Beach, CA 92651**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being all of Lot No. 270, on the Plan of Cane Ridge Farms-Phase VI, Section I, as shown by plat appearing of record in Instrument No. 20050209-0015098 of the register's office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot. NOTE: The Property address and tax parcel Identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured. Tax ID#

174110A36000CO Being that parcel of land conveyed to Brian McElhaney, a married man from Greenvale Construction, LLC, Tennessee Limited Liability Company by that deed dated 9/29/2005 and recorded 10/11/2005 in deed Document No. 20051011-0122410, of the Davidson County, TN public registry.
Property Address is: 2560 Kanlow Dr., Antioch, TN 37013

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable. .

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded in Document # 20051011-0122410, in the Register's Office of Davidson County, Tennessee.

Parcel ID: 174110A36000CO

Executed by the undersigned on MAY 30, 2017:

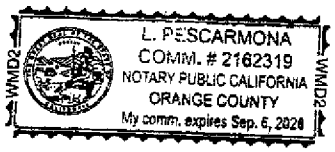
Brian McElhaney

Brian McElhaney

STATE OF CALIFORNIA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me on MAY 30, 2017 by **Brian McElhaney** who is personally known to me or has produced A DRIVERS LICENSE as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public



State of CALIFORNIA
County of ORANGE

I, or 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.

Subscribed and sworn to before me

This 30TH day of MAY, 2017.

Brian McEl
Affiant

BRIAN MCELHANEY
Print Name

(Seal)

Notary Public

My commission expires:

Print Name

Please see attached for CA Civil Code Section 8202 compliant Jurat

JURAT

A notary public or other official 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 Orange

Subscribed and sworn (or affirmed) before me on this 30th day of May, 2017

By BRIAN MCELHANEY proved to me on the

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

L. Pescarmona
Commission expires Sept 6, 2020

L. PESCARMONA
COMM. # 2162319
NOTARY PUBLIC CALIFORNIA
ORANGE COUNTY
My comm. expires Sep. 6, 2020

(Notary Seal)

DESCRIPTION OF THE ATTACHED DOCUMENT (Optional)

Quit Claim Deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 4 Document Date May 30, 2017

(Additional Information)

True Copy Certification

I, Amy Carlson, 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 North Carolina

County of Mecklenburg

Personally appeared before me, Natalie T. Fisher, a notary public for this county and state, Amy Carlson 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: March 20, 2019

Notary' Seal (if on paper)

NATALIE T. FISHER
NOTARY
MY
COMMISSION EXPIRES
3/20/2019
PUBLIC
MECKLENBURG COUNTY, NC