BILL GARRETT, Davidson County
Trans:T20170064747 DEEDQC
Recvd: 07/28/17 08:26 2 pgs
Fees:12.00 Taxes:0.00
20170728-0076427

RECORDING REQUESTED BY:
PREPARED BY:
WHEN RECORDED MAIL TO:
DONALD FERGUSON, ESQ.
2061 Clarmar Way, Suite B
San Jose, CA 95128

Map Parcel Number: 91-7/42

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Quitclaim Deed

The undersigned grantor declare:
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

KRISTIN LEA NEVIUS who acquired title as KRISTIN L. NEVIUS, Grantor, whose current address is 55 Terra Vista Avenue #2, San Francisco, CA 94115

hereby REMISE (S), RELEASE (S) AND FOREVER QUITCLAIM (S) to

KRISTIN LEA NEVIUS, TRUSTEES OF **THE KRISTIN LEA NEVIUS LIVING TRUST, dated May 31, 2017**, Grantee, whose current address is 55 Terra Vista Avenue #2, San Francisco, CA 94115

that property in Davidson County, State of Tennessee, described as:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 720 ON THE PLAN OF BLOCK 109, NUMBER 1 PLAN OF WEST NASHVILLE, OF RECORD IN BOOK 57, PAGES 74-75, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE A COMPLETE DESCRIPTION THEREOF.

Being the same property conveyed to Kristin L. Nevius, an unmarried woman by Warranty Deed from Lydia Armistead, married and Susan Henderson, unmarried, dated August 12, 2016 of record as Instrument No. 20160818-0086202, Register's Office for Davidson County, Tennessee.

This property in not the principal place of residence for Kristin Lea Nevius.

This conveyance is subject to 2017 Real Property taxes; and all matters appearing on the plan of recor in Book 57, Pages 74-75, said Register's Office.

Property Address: 4809B Kentucky Avenue, Nashville, TN 37209

THIS DEED TRANSFERS THE GRANTOR'S INTEREST INTO HER REVOCABLE LIVING TRUST AND IS EXEMPT PURSUANT **TCA 67-4-409(a)(3)(F) and TCA 67-4-409(a)(5)**

Dated: May 31, 2017

Kristin L. Nevius

KRISTIN LEA NEVIUS

"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 May 31, 2017, before me, DONALD FERGUSON, Notary Public, personally appeared KRISTIN LEA NEVIUS proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and who acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person 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.

DONALD FERGUSON, Notary Public

JER-1 DONALD FERGUSON JER-1
COMM. #2166218
NOTARY PUBLIC - CALIFORNIA
SONOMA COUNTY
My Comm. Expires October 26, 2020

STATE OF CALIFORNIA)
COUNTY OF SAN MATEO)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00

Subscribed and sworn to before me
This 31th day of May, 2017

KRISTIN LEA NEVIUS

DONALD FERGUSON, Notary Public
My commission expires on October 26, 2020

JER-1 DONALD FERGUSON JER-1
COMM. #2166218
NOTARY PUBLIC - CALIFORNIA
SONOMA COUNTY
My Comm. Expires October 26, 2020

Mail tax statements to: **KRISTIN LEA NEVIUS, Trustee**
55 Terra Vista Avenue #2, San Francisco, CA 94115