BILL GARRETT, Davidson County
Trans:T20170064747 DEEDQC
Recvd: 07/28/17 08:27 2 pgs
Fees:12.00 Taxes:0.00
20170728-0076428

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

Map Parcel Number: 091-07-0-322.00

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 UNIT 5A OF THE ROW AT 51st TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS LOCATED AT NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION FOR THE ROW AT 51st TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD AS INSTRUMENT NO. 20070905-0106500 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATION TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS OF THE ROW AT 51st TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CONTAINED IN SAID DECLARATION, THE PLAT FILED AS EXHIBIT "B" TO SAID DECLARATION APPEARING IN INSTRUMENT NO. 20070905-0106500, AND BYLAWS APPENDED THERETO AS EXHIBIT "C", SAID REGISTER'S OFFICE, ARE INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

Being a part of the same property conveyed to Kristin L. Nevius, unmarried, from Susan Henderson, unmarried, Lisa Friedland, unmarried, and Roger Lee, unmarried, by deed dated September 10, 2007, of record as Instrument No. 20070913-0109854, Register's Office for Davidson County, Tennessee.

GRANTOR COVENANTS with said GRANTEE that she is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estates taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee herein.

2. Matters, if any, shown on The Declaration of Covenants, Conditions and Restrictions for The Row at 51st Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument no. 20070905-0106500, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself and her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Property Address: 5105A Michigan 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
DONALD FERGUSON, Notary Public

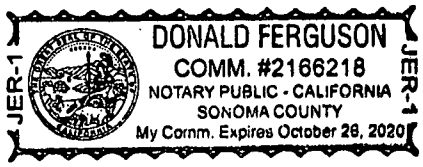


STATE OF CALIFORNIA)
COUNTY OF SAN MATEO)
I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00

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

Kristin L. Nevius
KRISTIN LEA NEVIUS

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



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