RECORDING REQUESTED BY & Prepared by:
New owner
AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:
Name: Richard R. Muir
Address: 820 N. Mountain Ave.
City & State: #235
Zip: Upland, CA 91786
Title Order No. Escrow No.

Bill Garrett Davidson County
Batch# 11965 DEEDQC
10/12/2017 09:34:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20171012-0104562

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s) ~~This conveyance transfers an interest into or out of a Living Trust, R & T 11930~~
DOCUMENTARY TRANSFER TAX IS $ 0
☒ County unincorporated area ☐ City of Davidson
Parcel No. 087-05-0-A-107.00
☐ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale, and
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Richard R. Muir, an unmarried man

hereby REMISE, RELEASE AND FOREVER QUITCLAIM to
RICHARD R. MUIR, TRUSTEE OF THE 2013 RICHARD R. MUIR REVOCABLE TRUST DATED JULY 9, 2013
the following described real property in the ~~city of~~ State of Tennessee
county of Davidson, Tennessee, ~~state of California~~:
Civic: 5613 Royal Court, Hermitage, Tennessee 37076
Legal: SEE ATTACHED EXHIBIT "A"

Dated SEPTEMBER 21, 2017

RICHARD R. MUIR

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 Bernardino)
On September 21, 2017 before me,
Crystal J. Collins, Notary Public
(HERE INSERT NAME AND TITLE OF THE OFFICER)
personally appeared RICHARD R. MUIR

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.

Crystal J. Collins
SIGNATURE

CRYSTAL J. COLLINS
Commission # 2040400
Notary Public - California
San Bernardino County
My Comm. Expires Sep 30, 2017

(SEAL)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Farmington Morgage, 2002 Richard Jones Rd., Ste 300A, Nashville, TN 37215
NAME STREET ADDRESS CITY & STATE

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 135, on the Plan of Farmingham Woods, Phase III, as shown on plat of record in Plat Book 7900, Page 554, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Tax Parcel Identification Number: 087050A10700

Being the same property conveyed to Heather Wiggins and Jimmy Allen Cheshire, wife and husband by Quitclaim Deed from Heather Wiggins dated 12/16/11, of record in Instrument No. 20111228-001317, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Heather Wiggins, unmarried by Warranty Deed from Christopher A. Malone and wife, Heather M. Malone, dated 08/17/06, of record in Instrument No. 2060828-0105843, Register's Office for Davidson County, Tennessee.

This is improved property known as 5613 Royal Court, Hermitage, Tennessee 37076.

Current source of title: Warranty Deed # 20170817-0084474 ROOC

EXHIBIT "A"