Bill Garrett Davidson County
Batch# 20105 DEEDQC
11/01/2017 12:51:17 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20171101-0112041

This instrument prepared by:
David E. Cypress
Attorney At Law
P.O. Box #58007
Nashville, Tennessee 37205

From: Lent 2002 Family Trust U/D/T

To: Lynn Guttman Lent Revocable Trust-2016

Address of New Owner:	Send Tax Bills To:
Lynn Guttman Lent Revocable Trust-2016	Cypress Guttman
PO Box #1184	PO Box 1184
Hendersonville, Tennessee 37075	Hendersonville, Tennessee 37075

Map and Parcel Number: 93-12-105.00

STATE OF CALIFORNIA)
COUNTY OF MARIN)

The actual consideration or value, whichever is greater, for this transfer is $-1.00-.

Lynn Guttman Lent, Trustee
Affiant/Lynn Guttman Lent, Trustee for Lent 2002 Family Trust U/D/T

Subscribed and sworn to before me this _____ day of August, 2017.

See Attached

My commission expires: 10-25-2017
MAY 24, 2019

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Lynn Guttman Lent, Trustee for Lent 2002 Family Trust U/D/T**, of Novato, Marin County, California, herein referred to as Grantor, by these presents do hereby quitclaim and convey unto **Lynn Guttman Lent Revocable Trust-2016** of Novato, Marin County, California , herein referred to as the Grantees, successors and assigns, a Quitclaim Interest in the following described tract of land.

The Grantor, Lynn Guttman Lent, Trustee for Lent 2002 Family Trust U/D/T

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 MARIN

Subscribed and sworn to (or affirmed) before me on this 25 day of OCTOBER, 2017, by LYNN GUTTMAN LENT Trustee, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

ROSE MARIE TAYLOR
Commission # 2109007
Notary Public - California
Marin County
My Comm. Expires May 24, 2019

(Seal) Signature Rose Marie Taylor

Asserts, recites and declares that:

1. The Grantor asserts that she owns a twenty-five (25%) percent undivided interest in the subject property and recites and declares:

2. This instrument is intended to convey to the Grantee, Lynn Guttman Lent Revocable Trust-2016, all of Grantor's 25% interest in that certain real property in Nashville, Davidson County, Tennessee.

Described as being:

Two tracts or parcels of land in Davidson County, Tennessee, more particularly described as follows:

Tract No. 1: Being the northerly part of Lots Nos. 3, 4, and 5 of Block "A" on the plan of Hermitage Addition, as of record in Book 57, pages 42 and 43, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a in the southerly margin of Hermitage, formerly Fillmore Avenue at the common corner of Lots. Nos. 2 and 3 on said Plan; thence with the line between said lots, southerly 65 feet, more or less, to the northerly margin of right-of-way of Controlled Access Highway; thence along margin of same, southeasterly 162 feet, more or less, to a point in the line between Lots Nos. 5 and 6 on said Plan; thence with the line between said lots, northerly 126.2 feet, more or less, to a point in the southerly margin of Hermitage Avenue; thence with the margin of same, westerly 150 feet to the point of beginning.

Tract No. 2: Being the north part of Lot No. 6 of Block "A" of the Map of Hermitage Addition, as of record in Book 57, page 43, Register's Office for Davidson County, Tennessee. Said part of said lot fronts 50 feet on the south side of Hermitage Avenue and runs back between the lines, 126.2 feet, more or less, on the west line and 146.6 feet, more or less, on the east line to the north line of the property conveyed to the State of Tennessee for highway purposes by deed of record in Book 3072, page 81, said Register's Office, on which it measures 50 feet.

BEING the same property which was conveyed to Thomas S. Vance by installment deed of Felix C. Robb, of record in Book 4266, page 94, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Mandell L. Cypress and Jerome B. Guttman by deed from Thomas S. Vance of record in Book 4279, page 541, Register's Office of Davidson County, Tennessee.

Being the same property, conveyed by the Estate of Mandell L. Cypress, deceased (a 50% undivided interest) in equal shares to David E. Cypress, Laurence L. Cypress and Marvin C. Cypress. By deed of record, Reference No. 20161206-0128034. Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the Lent 2002 Family Trust U/D/T, from Jerome B. Guttman and the Jerome B. Guttman Revocable Trust, by quitclaim deed referenced 20080124-0007703. Register's Office of Davidson County, Tennessee.

3. This is improved property, known as 237 Hermitage Avenue, Nashville, Tennessee 37210.

4. Said property is conveyed subject to the limitations, restrictions, and encumbrances of record in the Register's Office for Davidson County, Tennessee, and those visible on the property.

Witness my hand this 25TH day of October, 2017.

Lynn Guttman Lent, Trustee
Lynn Guttman Lent, Trustee for Lent 2002 Family Trust U/D/T

STATE OF CALIFORNIA)
COUNTY OF MARIN)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Lynn Guttman Lent, Trustee for Lent 2002 Family Trust U/D/T, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Marin County, California, this _____ day of _____, 2017.

See Attached
10-25-2017

_____
Notary Public

My commission expires: MAY 24 2019

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 MARIN

Subscribed and sworn to (or affirmed) before me on this 25 day of OCTOBER, 2017, by LYNN GUTTMAN LENT Trustee, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

ROSE MARIE TAYLOR
Commission # 2109007
Notary Public - California
Marin County
My Comm. Expires May 24, 2019

(Seal) Signature Rose Marie Taylor