This instrument prepared by ‹ Malakia Crabb
Bertha Elizabeth Reed
27174 Augusta Avenue
Menifee, CA 92584

Parcel ID: 072-12-0-246-00

Bill Garrett Davidson County
Batch# 22309 DEEDQC
11/06/2017 10:00:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20171106-0113553

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS, that **BERTHA C. REED, ALSO KNOWN AS BERTHA ELIZABETH REED**, of 1904 Pinehurst Avenue, Nashville, TN 37216, hereinafter called GRANTOR for valuable consideration paid, does hereby remise and release, quitclaim and convey all of his/her/their right, title and interest unto, **BERTHA ELIZABETH REED** , of 27174 Augusta Avenue, Menifee, CA 92584, hereinafter called GRANTEES, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

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

BEING LOT NO. 323 ON THE PLAN OF BURCHWOOD GARDENS, SECTION III, AS OF RECORD IN BOOK 2900, PAGE 116, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 323 FRONTS 77.2 FEET ON THE SOUTHERLY SIDE OF PINEHURST DRIVE, AND RUNS BANK 152.16 FEET ON THE EASTERLY LINE AND 145.35 EAST ON THE WESTERLY LINE, TO A DEED LINE IN THE REAR, WHICH IS A BROKER LINE, AND MEASURES 89.17 FEET THEREOF.

"THE RECORDED PLAN SHOWN AN OWNER'S CERTIFICATE, A 70-FOOT SET-BACK LINE FROM PINEHURST DRIVE, A 10-FOOT EASEMENT ALONG THE ENTIRE REAR LINE; AN ANCHOR EASEMENT 21/2X30 FEET ON PINEHURST DRIVE AT THE NORTHEAST FRONT CORNER OF THE LOT."

PARCEL ID: 072-12-0-246.00

CHARLES LEAMON REED AND BERTHA C. REED ACQUIRED TITLE AS TENANTS BY THE ENTIRETY IN A DEED DATED DECEMBER 22, 1960, AND RECORDED DECEMBER 23, 1960 IN DEED BOOK 3165, PAGE 377. CHARLES LEAMON REED AND BERTHA C. REED WERE CONTINUOUSLY MARRIED. CHARLES LEAMON REED LEFT THIS LIFE ON APRIL 17, 2013 IN THE CITY OF NASHVILLE, TENNESSEE. TITLE NOW VESTS SOLELY IN BERTHA C. REED.

Property Commonly Known As: 1904 Pinehurst Avenue, Nashville, TN 37216

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

New Mail Tax Statement To:
Bertha Elizabeth Reed
27174 Augusta Avenue Menifee, Ca
92584

IN TESTIMONY WHEREOF I/We have executed this instrument of the 22 day of September, 2017.

Bertha Elizabeth Reed
BERTHA ELIZABETH REED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, _____, whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at _____, Tennessee on this date of see attached, 20___.

_____
Notary Public
My Commission Expires: _____

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is: $0.00.

Affiant Autumn R Carnegie

Subscribed and sworn to before me this the 25 day of October, 2017.

Notary Public
My Comm. Expires: 2-10-21

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
TINA M DARICK
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Feb 10, 2021

CALIFORNIA ALL-PURPOSE CERTIFICATE OF 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 Riverside

On sept 22, 2017 before me, Jocelyn Garcia, Notary Public,
(Here insert name and title of the officer)

personally appeared BERTHA ELIZABETH REED,

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.

Signature of Notary Public

JOCELYN GARCIA
Commission # 2081406
Notary Public - California
San Bernardino County
My Comm. Expires Sep 12, 2018

(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date_____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i e CEO, CFO, Secretary).
- Securely attach this document to the signed document

C 2004-2015 ProLink Signing Service, Inc. – All Rights Reserved www.TheProLink.com – Nationwide Notary Service

BILL GARRETT
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 0 —

Affiant

Subscribed and sworn before me, this 16 day of October, 2017

Notary

201711060113553

True Copy Certification

I, Brian Kester, 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.

B. Kester

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me Autumn R. Carnegie, a notary public for this county and state, Brian Kester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Autumn R Carnegie

Notary's Signature

My Commission Expires: 06-06-2020

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020