Bk 34
(2)

QUITCLAIM DEED

Note: This Quitclaim Deed was prepared by information provided by the parties. No title search was performed by the Preparer.

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 06, 2020

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4TH DAY OF JANUARY, 2018.

NOTARY PUBLIC

Bill Garrett Davidson County
Batch# 45027 DEEDQC
01/05/2018 01:33:16 PM 5 pgs
Fees: $27.00 Taxes: $0.00

20180105-0001823

THIS INSTRUMENT WAS PREPARED BY:
M. Joy Baxter
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Debra Bryant Duran & Alfredo Jimenez Duran 12162 Avenue 272 Visalia, CA 93277	894 Van Leer Drive Nashville, Tennessee 37220	132-14-0 012.00

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Eugene Kent Bryant, Dora-Lynne Bryant and Debra Gay Bryant Duran as Co-Trustees of The Bryant Family Trust uta dated November 1, 1989 **("Grantor")**, by these presents, quitclaims, grants and conveys unto Debra Bryant Duran and husband, Alfredo Jimenez Duran **("Grantee")**, their heirs and or assigns, a 16.67% undivided interest in and to the following tract of land in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Oak Hill Valley Subdivision, as of record in Book 1835, pages 15 & 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the Property.

Said Lot No. 104 fronts 158 feet on the northerly side of Van Leer Drive and runs back 286.57 feet on the easterly line and 265.30 feet on the westerly line to a dead line, measuring 159.23 feet thereon.

Being the same property conveyed to Eugene T. Bryant as Successor Trustee of the survivor's trust share of The Bryant Family Trust dated November 1, 1989 as to a undivided fifty percent (50%) interest by Quitclaim Deed from Eugene T. Bryant, as to an undivided 50% interest as per probated Will dated October 24, 1986, Case No. 78949, in and of The Estate of Dora T. Bryant, deceased, of record in Book 11621, page 213, in the Register's Office for Davidson County, Tennessee. The said Eugene T. Bryant having since died on April 16, 2015. The Trust Agreement for The Bryant Family Trust dated November 1, 1989 names Eugene Kent Bryant, Dora-Lynne Bryant and Debra Gay Bryant Duran as Co-Trustees of The Bryant Family Trust uta dated November 1, 1989 preceding the death of Eugene T. Bryant.

FOR INFORMATION PURPOSES ONLY
Property Address: 894 Van Leer Drive, Nashville, Tennessee 37220.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands on the date(s) as set forth below.

The Bryant Family Trust uta dated November 1, 1989:

By: _____
Eugene Kent Bryant, Co-Trustee

By: _____
Dora-Lynne Bryant, Co-Trustee

By: _____
Debra Gay Bryant Duran, Co-Trustee

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 San Bernardino }

On 12/29/2017 before me, Constanza E. Medina Notary Public
(Here insert name and title of the officer)

personally appeared Eugene Kent Bryant,

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.

Constanza E. Medina
Notary Public Signature (Notary Public Seal)

CONSTANZA E. MEDINA
COMM. #2216262
Notary Public - California
SAN BERNARDINO COUNTY
My Comm. Expires SEP. 29, 2021

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quit Claim Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages ____ Document Date____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

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

2015 Version www.NotaryClasses.com 800-873-9865

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- 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 with a staple.

STATE OF Nevada **, COUNTY OF** Washoe

Before me, the undersigned authority, of the State and County aforesaid, personally appeared **Dora-Lynne Bryant**, Co-Trustee of The Bryant Family Trust uta dated November 1, 1989, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Co-Trustee of The Bryant Family Trust uta dated November 1, 1989, the within named bargainor, and that she as such Co-Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Co-Trustee.

Witness my hand and official seal on December 19, 2017.

Ana Stephens
NOTARY PUBLIC

My Commission Expires: June 1st, 2020

ANA STEPHENS
Notary Public - State of Nevada
County of Storey
APPT. NO. 17-2087-16 AMENDED
My App. Expires June 1, 2020

STATE OF California, **COUNTY OF** Tulare

Before me, the undersigned authority, of the State and County aforesaid, personally appeared **Debra Gay Bryant Duran**, Co-Trustee of The Bryant Family Trust uta dated November 1, 1989, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Co-Trustee of The Bryant Family Trust uta dated November 1, 1989, the within named bargainor, and that she as such Co-Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Co-Trustee.

Witness my hand and official seal on 12-27, 2017.

NOTARY PUBLIC

My Commission Expires: 09-02-2019

COLLEEN LEMONS
Commission # 2122139
Notary Public - California
Tulare County
My Comm. Expires Sep 2, 2019