Bill Garrett Davidson County
Batch# 46614 DEEDQC
01/10/2018 12:11:59 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180110-0003369

THIS INSTRUMENT PREPARED BY: HEATHER A. DERRICK **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $-0-. Affiant Subscribed and sworn to before me, this 10th day of January, 2018. Notary Public My Commission Expires: HEATHER A. DERRICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 5, 2021

Address New Owner As Follows: Marchelle Bradanini and Iain Morris 4963 Los Feliz Blvd. Los Angeles, CA 90027	Send Tax Bills To: SAME	Map-Parcel Number: 083 05 0 314.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **IAIN MORRIS AND MARCHELLE BRADANINI, TRUSTEES under the MORRIS-BRADANINI FAMILY 2016 TRUST dated January 25, 2016**, hereinafter collectively called the Grantor, hereby release, remise, quitclaim and give unto

IAIN KEVAN MORRIS AND MARCHELLE IRENE BRADANINI, husband and wife, hereinafter called the Grantee, all right title and interest in the property located in Davidson County, Tennessee more particularly as:

Land in Davidson County, Tennessee, being Lot No. 41, Block "C" on the Plan of F.O. Beazley, East Nashville, as shown on Plat of record in plat Book 2, page 66, Chancery Court at Nashville, Tennessee. Said Lot No. 41 fronts 50.0 feet on the south side of Calvin Avenue and runs back between parallel lines 170.0 feet to an alley.

Being the same property conveyed to IAIN MORRIS and MARCHELLE BRADANINI, TRUSTEES under the MORRIS-BRADANINI FAMILY 2016 TRUST dated January 25, 2016, by Quitclaim Deed from IAIN KEVAN MORRIS AND MARCHELLE IRENE BRADANINI, of record in Instrument No. 20160414-0035932, dated April 4, 2016, Register's Office for Davidson County.

This is improved property known as **1202 Calvin Avenue, Nashville, TN 37206**.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands effective the 3 day of January, 2018.

[SIGNATURES ON FOLLOWING PAGES]

GRANTORS:

IAIN MORRIS, TRUSTEE OF THE MORRIS-BRADANINI FAMILY 2016 TRUST DATED JANUARY 25, 2016

MARCHELLE BRADANINI, TRUSTEE OF THE MORRIS-BRADANINI FAMILY 2016 TRUST DATED JANUARY 25, 2016

STATE OF CALIFORNIA)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, IAIN MORRIS, Trustee Of The Morris-Bradanini Family 2016 Trust Dated January 25, 2016, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this ____ day of January, 2018.

SEE ATTACHED CERTIFICATE

_____
Notary Public

My Commission Expires: _____

STATE OF CALIFORNIA)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MARCHELLE BRADANINI, Trustee Of The Morris-Bradanini Family 2016 Trust Dated January 25, 2016, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this ____ day of January, 2018.

SEE ATTACHED CERTIFICATE

_____
Notary Public

My Commission Expires: _____

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

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 LOS ANGELES

Subscribed and sworn to (or affirmed) before me on this 3RD day of JANUARY, 2018.
Date *Month* *Year*
by
(1) IAIN MORRIS
(and (2) MARCHELE BRADANINI),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____
Signature of Notary Public

LISA PILLSBURY LORD
Commission # 2071089
Notary Public - California
Los Angeles County
My Comm. Expires Jun 10, 2018

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: QUITCLAIM DEED Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 LOS ANGELES)

On JANUARY 3, 2018 before me, LISA PILLSBURY LORD, NOTARY PUBLIC
Date *Here Insert Name and Title of the Officer*

personally appeared IAIN MORRIS AND
Name(s) of Signer(s)
MARCHELLE BRADANINI,

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.

LISA PILLSBURY LORD
Commission # 2071089
Notary Public - California
Los Angeles County
My Comm. Expires Jun 10, 2018

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 _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: QUITCLAIM DEED
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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