Bill Garrett Davidson County
Batch# 103197 DEEDQC
06/11/2018 04:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180611-0056069

Commitment Number: 23912248

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
TROY D MACCUBBIN and **SHIRALEE A SALVATORE**, 5650 CAMELLIA AVE, NORTH HOLLYWOOD, CA 91601

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 10514018500

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

LALA LAND HOME BUYERS LLC, whose mailing address is **5650 CAMELLIA AVE, NORTH HOLLYWOOD, CA 91601**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **TROY D MACCUBBIN**, unmarried, and **SHIRALEE A SALVATORE**, unmarried, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **5650 CAMELLIA AVE, NORTH HOLLYWOOD, CA 91601**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF NASHVILLE LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5 ON THE MAP OF DAVID LIPSCOMB'S SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 145, REGISTER'S OFFICE FOR DAVIDSON COUNTY. TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PARCEL CONVEYED TO LALA LAND HOME BUYERS LLC FROM MARGARET A. SYKES AND LYNN S. MOORE AND TERESA D. WIGGINS AND LOLETA A. LOCKRIDGE, BY VIRTUE OF A DEED DATED 1/19/2016, RECORDED 2/12/2016, AS INSTRUMENT NO. 20160212-0013904, COUNTY OF DAVIDSON, STATE OF TENNESSEE. Assessor's Parcel No: 10514018500
Property Address is: 823 HILLVIEW HTS, NASHVILLE, TN 37204

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed at Instrument No. 20160212-0013904 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 10514018500

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on MAY 31, 2018:

LALA LAND HOME BUYERS LLC

By: _____

Name: TROY DAVID MACCUBBIN

Its: Manager

By: _____

Name: SHIRALEE ANNETTE SALVATORE

Its: Manager

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
The foregoing instrument was acknowledged before me on MAY 31, 2018 by TROY DAVID MACCUBBIN and SHIRALEE ANNETTE SALVATORE its Managers on behalf of **LALA LAND HOME BUYERS LLC** who are personally known to me or have produced DRIVER LICENSE as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

_____
Notary Public



True Copy Cerification

I, Lindsey Tyler, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Lindsey Tyler
Signature

State of PA

County of Allegheny

Personally appeared before me, Melanie Miller, a notary public for this county and
Notary's Name

state, Lindsey Tyler, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 4-27-22

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Melanie Miller, Notary Public
Beaver County
My commission expires April 27, 2022
Commission number 1223686
Member, Pennsylvania Association of Notaries