Bill Garrett Davidson County
Batch# 114486 DEEDQC
07/10/2018 03:31:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180710-0066647

QUITCLAIM DEED

MAIL RECORDED DEED TO:

TERZIAN LAW PARTNERS, APC
727 FOOTHILL BLVD.
LA CANADA FLINTRIDGE, CA 91011

OWNER (SEND TAX BILLS TO):

LAURIE SCHELL, TRUSTEE
503 ASHLAWN COURT
NASHVILLE, TN 37125

FOR NO CONSIDERATION ($0.00), LAURIE T. SCHELL, an unmarried woman (herein, "Grantor"), whose address is 503 Ashlawn Court, Nashville, TN 37125, hereby bargains, sells, remises, releases, quit claims and conveys to LAURIE SCHELL, TRUSTEE, or any successors in trust, under the LAURIE TOBIAN SCHELL FAMILY TRUST dated May 21, 2012 and any amendments thereto, a Revocable Living Trust (herein, "Grantee"), whose address is 503 Ashlawn Court, Nashville, TN 37125, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 503 Ashlawn Court, Nashville, TN 37125

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

WITNESS my hand and seal this 4th day of June, 2018.

PREPARED BY:
JOHN E. NORMAN, ESQUIRE
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

18-007454 (DR)

GRANTOR:

Laurie T Schell
LAURIE T. SCHELL

"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~~ TENNESSEE)
) ss.
COUNTY OF Davidson)

On 6-4, 2018, before me, Patti Vaughn, a Notary Public, personally appeared LAURIE T. SCHELL, 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~~ TENNESSEE that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Patti Vaughn
Notary Public

Commission Expires
9-10-2018

PATTI VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is is $0.00. This is a transfer to a Revocable Living Trust.

Grantee:

Laurie Tobian Schell Family Trust dated May 21, 2012

Laurie Schell

Laurie Schell, Trustee

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 Tennessee)
County of Davidson)

Subscribed and sworn to (or affirmed) before me on this 4 day of June, 2018, by Laurie Schell, as Trustee of Laurie Tobian Schell Family Trust dated May 21, 2012, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Witness my hand and official seal.

Patti Vaughn

Signature of Notary Public

[Affix Notary Seal]

PATTI VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Commission Expires
9-10-2018

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Unit No. 503 on the Plan of Burton Hills, Village of Ashlawn, a condominium, shown as Exhibit "C" to the Master Deed of record in Book 7076, Page 696, amended in Book 7308, Page 859, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This conveyance is subject to 2018 Real Property taxes, all matters appearing on the plan of record in Plat Book 6250, Page 978, Plat Book 6900, Page 304, said Register's Office; restrictive covenants of record in Record Book 6517, Page 522, Book 6778, Page 536, Book 6911, Page 120, Book 7076, Page 691 and Book 6326, Page 588, said Register's Office; Charter of Burton Hills Village of Ashlawn Council, Inc. recorded in Book 7154, Page 239, said Register's Office; Charter of Burton Hills Homeowners' Association, Inc. recorded in Book 6517, Page 505, Book 6921, Page 216, said Register's Office; Charter of Burton Hills Recreation Association, Inc. recorded in Book 6517, Page 511, Book 6921, Page 214, said Register's Office; Charter of Burton Hills Estate Association, Inc. recorded in Book 6665, Page 1, Book 6921, Page 210, said Register's Office; Master Deed of record in Book 7076, Page 696, Book 7308, Page 859; easements recorded in Book 3702, Page 250 and Book 4298, Page 491, said Register's Office; Agreements recorded in Book 6470, Page 383, Book 6655, Page 47, Book 7147, Page 411, Book 7147, Page 416 and Book 9879, Page 162, said Register's Office; and Easement to Comcast recorded at Instrument No. 20140902-0079895, said Register's Office.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument 20160527-0053781 on May 27, 2016.

PIN NO: 131 06 0G 503.00

STREET ADDRESS: 503 Ashlawn Court, Nashville, TN 37125

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, DORENE J. ROYAL, 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.

Dorene J. Royal
Signature

State of FLORIDA

County of HILLSBOROUGH

Personally appeared before me, LINDA L. BELL, a notary public for this county and state, DORENE J. ROYAL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Linda L. Bell
Notary's Signature

My Commission Expires:
Notary' Seal (if on paper)

LINDA L. BELL
MY COMMISSION # GG 023954
EXPIRES: September 19, 2020
Bonded Thru Notary Public Underwriters