This Instrument prepared by:
And return to:

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue South
Nashville, TN 37212

Karen Y Johnson Davidson County
Batch# 155150 **DEEDQC**
10/30/2018 01:14:48 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20181030-0107402

QUITCLAIM DEED

ADDRESS NEW OWNER:
Richard Van Berckelaer
1668 Tamarac Street
Denver, CO 80220-2039

SEND TAX BILLS TO:
Same as New Owner

MAP/PARCEL
083-01-0-226.00

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **CHRISTOPHER BRAD MENNES and LISA NEWELL MENNES, TRUSTEES OF THE CHRISTOPHER BRAD MENNES AND LISA NEWELL MENNES REVOCABLE TRUST DATED MARCH 29, 2007** do hereby transfer and convey unto **RICHARD VAN BERCKLAER, A MARRIED MAN,** all of our right, title and interest in and to the following real estate to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the southerly 172 feet, more or less, of Lot No. 30 on the Plan of the Subdivision of the Petway Property, of record in Plat Book 2, page 42, Chancery Court at Nashville, Tennessee.

Said part of said lot fronts 50 feet on the northerly side of Petway Avenue and extends back between lines 172 feet to the southerly boundary line of part of said Lot Number 30.

Being the same property conveyed to Richard Van Berckelaer and Christopher B. Mennes by Deed from Richard Van Berckelaer of record in Instrument No. 20070423-0047942, Register's Office of Davidson County, Tennessee. And further being conveyed to Christopher Brad Mennes and Lisa Newell Mennes, Trustees of the Christopher Brad Mennes and Lisa Newell Mennes Revocable Trust dated March 29, 2007 by quitclaim deed from Christopher Brad Mennes as to his one-half undivided interest of record Instrument No. 20181029-0107043, dated October 26, 2018 and recorded October 29, 2018, Register's Office for Davidson County, Tennessee.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: 1001 Petway Avenue, Nashville, Tennessee

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

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.

WITNESS my hand this 28th day of October, 2018.

THE CHRISTOPHER BRAD MENNES AND LISA NEWELL MENNES REVOCABLE TRUST DATED MARCH 29, 2007

CHRISTOPHER BRAD MENNES, CO-TRUSTEE

LISA NEWELL MENNES, CO-TRUSTEE

STATE OF CALIFORNIA)
COUNTY OF Orange)

Notary Certificate attached pursuant
☑ CA Civil Code § 1189
☐ CA Government Code § 8202

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christopher Brad Mennes and Lisa Newell Mennes** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged themselves as **Trustees of the Christopher Brad Mennes and Lisa Newell Mennes Revocable Trust**, and in their capacity as such Trustees, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 28th day of October, 2018.

Notary Public

My Commission Expires: March 29, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $ 0.00.

Affiant

Subscribed and sworn before me this 30TH day of OCTOBER, 2018.

NOTARY PUBLIC

KELLEY LYN DAVISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 3, 2022

My Commission Expires: _____

CALIFORNIA ACKNOWLEDGMENT

California 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 Orange

On October 28th, 2018 before me, Billy Jordan Kounovsky, Notary Public,

personally appeared Christopher Brad Menres & Lisa Newell Menres,

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.

BILLY JORDAN KOUNOVSKY
COMM. #2236246
NOTARY PUBLIC ●CALIFORNIA
Orange County
Commission Expires March 29,2022

Signature _____ **(Seal)**

OPTIONAL

Additional information provided in this section is not required however may deter fraudulent attachment of this certificate to a document other than originally intended.

Description of Attached Document:

Title or Type of Document: Quit Claim Deed

Document Date: 10/29/18

Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s):

Signer's Name: Christopher Brad Menres

Capacity Claimed:

☑ Individual ☐ Trustee ☐ Attorney-in-Fact
☐ Guardian or Conservator
☐ Corporate Officer - Title(s) _____
☐ Other _____

Signer is Representing: _____

Capacity(ies) Claimed by Signer(s):

Signer's Name: Lisa Newell Menres

Capacity Claimed:

☑ Individual ☐ Trustee ☐ Attorney-in-Fact
☐ Guardian or Conservator
☐ Corporate Officer - Title(s) _____
☐ Other _____

Signer is Representing: _____

Notary Certificate attached pursuant to California Civil Code § 1189