Karen Y Johnson Davidson County
Batch# 156198 DEEDQC
11/02/2018 12:15:53 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20181102-0108858

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2018.

Notary Public
MY COMMISSION EXPIRES: 5-3-2021
(AFFIX SEAL)

JULIE COOKE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON CO.

THIS INSTRUMENT WAS PREPARED BY
HYDE PARK TITLE & ESCROW, LLC
330 ROBERT ROSE DRIVE, MURFREESBORO, TN 37129-6337

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
L. G. Separate Property Trust	SAME AS NEW OWNER	07102004600
(NAME) P.O. Box 142	(NAME)	
(ADDRESS) Del Mar CA 92014	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Exeter 17331 DE, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantor, has quitclaimed unto **Lawrence A. Gallego, Trustee under the L. G. Separate Property Trust Agreement dated November 16, 2005** hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:,

A certain tract or parcel of land located in the Davidson, Tennessee, more particularly described as follows, to wit:

Being Lot No 16 on the plan of Scruggs Subdivision of First Avondale as recorded in Book 161,Page 13, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Exeter 17331 DE, LLC, a Delaware Limited Liability Company, by Warranty Deed from Southern View, LLC a Tennessee Limited Liability Company, dated March 7, 2018, of record in Instrument Number 20180309-0022761, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is _X_ improved __ unimproved property known as 1212 Avondale Circle, Nashville, TN 37207.

Witness my hand this 31st day of October, 2018.

Witness my hand this ___ day of_____, 2018.

Exeter 17331, DE, LLC, a Delaware Limited Liability Company

BY:_____
(title)

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself/herself as _____ of the Exeter 17331, DE, LLC, a Delaware Limited Liability Company
, and in his/her capacity as such _____, acknowledged that he/ she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ___ day of _____, 2018.

_____
Notary Public
My Commission Expires:

SEE
ATTACHED

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 Diego)

On 10/15/2021 before me, Erika D. Jeri-Wheeler, Notary Public
(insert name and title of the officer)

personally appeared Lawrence Anthony Gallego,
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.

ERIKA D. JERI-WHEELER
COMM. #2219185
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires 10/21/2021

Signature _____ **(Seal)**