Karen Y Johnson Davidson County
Batch# 174742 DEEDQC
12/17/2018 10:47:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20181217-0122350

QUITCLAIM DEED

MAIL RECORDED DEED TO:

ANNE Y. NISHIURA
CUNNEEN LAW
1999 S. BASCOM AVENUE, STE. 990
CAMPBELL, CA 95008

OWNER (SEND TAX BILLS TO):

SUZANNE M. QUANE, TRUSTEE
1 WONG WAY
NEW ALMADEN, CA 95042

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, SUZANNE M. QUANE, SURVIVING TRUSTEE, under the QUANE FAMILY LIVING TRUST dated July 13, 2001 (herein, "Grantor"), whose address is 1 Wong Way, New Almaden, CA 95042, hereby bargains, sells, remises, releases, quit claims and conveys to SUZANNE M. QUANE, TRUSTEE, or any successors in trust, under the QUANE FAMILY LIVING TRUST dated July 13, 2001 and any amendments thereto (herein, "Grantee"), whose address is 1 Wong Way, New Almaden, CA 95042, 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: 2321 Ridgeland Drive, Nashville, TN 37214

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 4 day of December, 20 18.

PIN NO: 073-11-0-041

This Instrument Prepared By: JOHN NORMAN, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Quane Family Living Trust dated July 13, 2001

Suzanne M. Quane, Surviving 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 California)
)
County of Santa Clara)

On December 4, 2018, before me, Anne Y. Nishiura, Notary Public, personally appeared Suzanne M. Quane, 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.

ANNE Y. NISHIURA
Notary Public - California
Santa Clara County
Commission # 2209737
My Comm. Expires Aug 12, 2021

(Signature of Notary Public) (Seal)

OATH OF CONSIDERATION

STATE OF California
COUNTY OF Santa Clara

The actual consideration for this transfer is $0.00.

Grantee:

Quane Family Living Trust dated July 13, 2001

Suzanne M. Quane, Trustee

Subscribed and sworn to under oath before me, this 4th day of December, 2018 by Suzanne M. Quane, as Trustee of Quane Family Living Trust dated July 13, 2001.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 8·12·2021

ANNE Y. NISHIURA
Notary Public - California
Santa Clara County
Commission # 2209737
My Comm. Expires Aug 12, 2021

EXHIBIT A

[Legal Description]

A certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 399, on the Plan of Sunset View, Section Five, as Shown by Plat Book 2584, Page Number(s) 20, Register's Office for Davidson County, Tennessee, to which reference is made for a complete description.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed Michael T. Quane and Suzanne M. Quane, Trustees of the Quane Family Living Trust, recorded in the Register's Office for Davidson County, Tennessee, as Document No. 20170214-0015140, on February 14, 2017. Suzanne M. Quane became sole trustee upon the death of Michael T. Quane on August 28, 2018.

PIN NO: 073-11-0-041

STREET ADDRESS:

2321 Ridgeland Drive, Nashville, TN 37214

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.

18-014833 (CM)

True Copy Certification

I, Debra Salce, 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.

Debra Salce
Signature

State of Florida

County of Hillsborough

Personally appeared before me, Linda L. Bell, a notary public for this county and state, [Debra Salce] 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 LINDA L. BELL

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

