Karen Johnson Davidson County
Batch# 188961 DEEDQC
01/28/2019 11:57:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190128-0008134

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

QUITCLAIM DEED

STATE OF California

COUNTY OF Fresno

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

Stephen H. Kleffman

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JANUARY, 2019.

OLGA VALDEZ
Notary Public - California
Fresno County
Commission # 2147893
My Comm. Expires Apr 25, 2020

Notary Public

MY COMMISSION EXPIRES: 4-25-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0032

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Stephen H. Kleffman, Trustee	Mortgage Research Center, LLC DBA Veterans United Home Loans	098130C15700CO
(NAME) P.O. Box 153	(NAME) 1400 Veterans United	
(ADDRESS) Miramonte, CA 93641	(ADDRESS) Columbia, MO 65203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
STEPHEN H. KLEFFMAN AND BETTY J. KLEFFMAN, HUSBAND AND WIFE,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
STEPHEN H. KLEFFMAN AND BETTY J. KLEFFMAN, TRUSTEES OF THE KLEFFMAN FAMILY TRUST, DATED DECEMBER 22, 1999,
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 46, on the Plan of Section 2B, The Meadows of Seven Points, R8 15 Cluster Lot Subdivision of record in Plat at Instrument No. 20050727-0087624, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen H. Kleffman and Betty J. Kleffman, trustees of the Kleffman Family Trust, dated December 22, 1999, by deed from Kirt J. Kuhn, a single man, of record in Instrument No. 20181231-0126440, dated December 11, 2018, Register's Office for said County.

This is improved property, known as 2261 Seven Points Circle, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

Wherever 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 our hands this 17th day of January, 2019.

Stephen H. Kleffman

Stephen H. Kleffman

Betty J. Kleffman

Betty J. Kleffman

STATE OF CALIFORNIA
COUNTY OF _____ See Attached

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen H. Kleffman and Betty J. Kleffman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, _____ day of January, 2019.

My Commission Expires:

_____

Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT 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 Fresno }

On 1-17-19 (Date) before me, Olga Valdez notary public (Here Insert Name and Title of the Officer)

personally appeared Stephen H. Kleffman
Betty J Kleffman (Name(s) of Signer(s))

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.

OLGA VALDEZ
Notary Public - California
Fresno County
Commission # 2147893
My Comm. Expires Apr 25, 2020

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.

Signature _____ (Signature of Notary Public)

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quit Claim deed

Document Date: 1-17-19 Number of Pages: 2

Signer(s) Other Than Named Above: n/a

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator	☐ Trustee ☐ Guardian of Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.