Karen Johnson Davidson County
Batch# 288030 DEEDQC
09/19/2019 08:50:18 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190919-0094976

Prepared By and After Recording Return to: Jeffery D. Hermann, 884 San Simeon Road, Arcadia, CA 91007 jeffhermann@gmail.com (626) 574-1774	
Send Tax Bills to Owner's Address:	**Map – Parcel Numbers**
Jeffery D. Hermann, Trustee	Parcel ID:
884 San Simeon Road	098060B14000CO
Arcadia, CA 91007	

QUITCLAIM DEED

(August 13, 2019)

STATE OF TENNESSEE
DAVIDSON COUNTY

For and in consideration of the sum of One Dollar ($1.00) in hand paid by the hereinafter named Grantees to the hereinafter named Grantors, and for other good and valuable consideration, the receipt and adequacy is hereby acknowledged, we

Lindsey Hermann, an unmarried woman, and Jeffery Hermann and Fran D. Hermann, husband and wife,

hereinafter called the **"Grantors"** do hereby transfer, convey, remise, release and forever quitclaim to:

Lindsey C. Hermann, an unmarried woman; and Jeffery D. Hermann and Fran D. Hermann, as trustees of the Jeff and Fran Hermann Family Trust dated September 27, 2018,

hereinafter called the **"Grantee(s)"** and their heirs and assigns, all the right, title, interest, and claim of the Grantors in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Unit 133-D-B, on the plan of Bridgewater, Phase 2, Section "A" Villa Units lots 119D through 135D as shown on the First Amendment to Supplemental Declaration of Covenants, Conditions, and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Annexing Phas 2, Section A, of record in Instrument 20071023-0125250 and Supplemental Declaration of Covenants, Conditions and Restrictions of record in Instrument 20051122-0141076 and as shown on plat of record in Instrument 20061207-0151485, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Scott Benefield and Lauren Elizabeth Benefield by deed from Frank Batson Homes, Inc., of record in Instrument 20140630-0057019, said Register's Office, dated June 27, 2014.

Being the same property conveyed to Lindsey Hermann, an unmarried woman, and Jeffery Hermann and Fran D. Hermann, husband and wife, by deed from Scott Benefield and wife, Jennifer Benefield and Lauren Elizabeth Benefield, of record in Instrument 20160728-0077649, in said Register's Office, dated July 28, 2016.

This is improved real property known as 1203 Chickadee Circle, Hermitage, TN 37076.

The actual consideration or true value, whichever is greater, for this transaction is $1.00.

Jeffery D. Hermann
884 San Simeon Road
Arcadia, CA 91007

Fran D. Hermann
884 San Simeon Road
Arcadia, CA 91007

Lindsey Hermann
1203 Chickadee Circle
Hermitage, TN 37076

CALIFORNIA NOTARY 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 Los Angeles

On August 13, 2019, before me, Joyce Stember, Notary Public (name and title of officer), personally appeared Lindsey C. Hermann, Jeffery D. Hermann and Fran D. Hermann, 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 they executed the same, 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.

Signature _____ (Seal)

JOYCE STEMBER
Commission # 2135296
Notary Public - California
Los Angeles County
My Comm. Expires Dec 25, 2019

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 1.00

Affiant

Subscribed and sworn before me, this 16th day of September, 20 19.

Notary

JOYCE STEMBER

JOYCE STEMBER
Commission # 2135296
Notary Public - California
Los Angeles County
My Comm. Expires Dec 25, 2019