This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Karen Johnson Davidson County
Batch# 288815 DEEDQC
09/20/2019 11:22:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20190920-0095746

Return to:
Orange Coast Lender Services, 1000 Commerce Drive, Suite 520, Pittsburgh, PA 15275

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Stephen H. Kleffman and Betty J. Kleffman	Stephen H. Kleffman Betty J. Kleffman	098130C15700CO
2261 Seven Point Circle	2261 Seven Point Circle	
Hermitage, TN 37076	Hermitage TN 37076	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, STEPHEN H. KLEFFMAN and BETTY J. KLEFFMAN, Trustees of the KLEFFMAN FAMILY TRUST, dated December 22, 1999, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto STEPHEN H. KLEFFMAN and BETTY J. KLEFFMAN, Spouses married to each other, hereinafter referred to as "Grantee", whose mailing address is: 2261 Seven Point Circle, Hermitage, TN 37076, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly 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.

Tax ID No.: 098130C15700CO

Being the same property conveyed to Stephen H. Kleffman and Betty J. Kleffman, Trustees of the Kleffman Family Trust, dated December 22, 1999, in Deed dated 1/17/2019, recorded 1/28/2019, in Instrument No. 20190128-0008134, in the Office of the county Register of Deed for the County of Davidson, in the State of Tennessee.

Statement required by T.C.A. 66-24-121:
The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 2261 Seven Point Circle, Hermitage, TN 37076.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 13 day of SEPTEMBER, 2019.

STEPHEN H. KLEFFMAN, Trustee of the KLEFFMAN FAMILY TRUST, dated December 22, 1999

By: Stephen H. Kleffman
STEPHEN H. KLEFFMAN, Trustee

STATE OF TENNESSEE
COUNTY OF _____

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that STEPHEN H. KLEFFMAN, as Trustee of the KLEFFMAN FAMILY TRUST, dated December 22, 1999, with full authority on behalf of said Trust, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this ____ day of _____, 20__.

_____
Notary Public
My Commission expires:

BETTY J. KLEFFMAN, Trustee of the
KLEFFMAN FAMILY TRUST, dated
December 22, 1999

By: Betty J. Kleffman
BETTY J. KLEFFMAN, Trustee

STATE OF TENNESSEE
COUNTY OF _____

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that BETTY J. KLEFFMAN, as Trustee of the KLEFFMAN FAMILY TRUST, dated December 22, 1999, with full authority on behalf of said Trust, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this ____ day of _____, 20__.

See Attached

_____
Notary Public
My Commission expires:

CALIFORNIA 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 September 10, 2019 before me, T. Cazares, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Stephen H. 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.

T. CAZARES
Notary Public - California
Fresno County
Commission # 2276368
My Comm. Expires Mar 1, 2023

Place Notary Seal and/or Stamp Above

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

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: Quitclaim Deed
Document Date: 09/10/2019 Number of Pages: three
Signer(s) Other Than Named Above: _____

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 or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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CALIFORNIA 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 September 10, 2019 before me, T. Cazares, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared 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.

T. CAZARES
Notary Public - California
Fresno County
Commission # 2276368
My Comm. Expires Mar 1, 2023

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

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Description of Attached Document
Title or Type of Document: Quitclaim Deed
Document Date: 09/10/2019 Number of Pages: three
Signer(s) Other Than Named Above: _____

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 or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $~~375,378.00~~ (M) 0.

Stephen H. Kleffman Betty J Kleffman

Affiant/Grantee

Subscribed and sworn to before me this _____ day of _____, 20___.

See Attached

Notary Public

My Commission expires:

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1
2
3
4
5
6

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

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

Subscribed and sworn to (or affirmed) before me on this 10th (Date) day of September (Month), 2019 (Year), by (1) Stephen H. Kleffman (and (2) Betty J. Kleffman), (Name(s) of Signer(s)) proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

T. CAZARES
Notary Public - California
Fresno County
Commission # 2276368
My Comm. Expires Mar 1, 2023

Signature _____
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is 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: Valuation Affidavit **Document Date:** 09/10/2019

Number of Pages: _____ **Signer(s) Other Than Named Above:** _____

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True Copy Certification

I, MICHAEL HERMAN, 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 PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, SHANNON TAYLOR, a notary public for this county and state, MICHAEL HERMAN 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: 09/15/2020
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Shannon Taylor, Notary Public
Findlay Twp., Allegheny County
My Commission Expires Sept. 15, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES