Karen Johnson Davidson County
Batch# 303949 DEEDQC
10/22/2019 08:59:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191022-0107928

Prepared by and Return to:
Lakeside Title & Escrow, LLC
854 Wren Rd.
Goodlettsville, TN 37072

The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The preparer assumes no liability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore no representation is made by the preparer as to the status of the title to the property conveyed nor compliance with subdivision regulations. Preparer assumes no liability as to the state of title of the property, unless a separate title opinion is furnished to the Grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.

FAILURE TO RECORD THIS DOCUMENT IMMEDIATELY AT THE APPROPRIATE REGISTER OF DEEDS OFFICE MAY SERIOUSLY JEOPARDIZE YOUR RIGHTS IN THE PROPERTY.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Steady Grace, LLC	2515 4th Ave. Apt. 1408	052 12 0 052.00
2515 4th Ave. Apt. 1408	Seattle, WA 98121	
Seattle, WA 98121		

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between **James M. Bianco, III, married,** hereinafter referred to as the "GRANTOR" and, **Steady Grace, LLC** herein after referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration **James M. Bianco, III, married** has this day quitclaimed unto **Steady Grace, LLC,** any right, title and interest in and to certain real property located in **Davidson** County, Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, State of Tennessee, described as follows, to wit: Being part of Lot 3 on the Plan of the Lands of N.O. Love, deceased as of record in Minute Book 7, Page 176, County Court for Davidson County, and described according to Survey by John Kohl dated March 18, 1983, as follows: Beginning on the Northerly line of property conveyed to Newman Cheek by deed from K.H. Dodson and wife, of record in Book 772, Page 315, Register's Office for said County, and at a point North 74 Degrees 26.5' West 801.41 feet from the Southeast corner of the original 15-acre tract conveyed to Mrs. W.A. Core by deed from R.E. Love and wife, of record in Book 670, Page 69, said Register's Office; thence with the Northerly margin of said Cheek property, North 74 Degrees 26.5' West 85 feet; thence Northerly 168.22 feet more or less to the Southerly margin of Coreland Drive; thence with said Coreland Drive South 74 Degrees 32' East 85 feet to a point 812.61 feet West of the Easterly line of said original 15-acre tract as measured along the Southerly margin of Coreland Drive; Thence Southerly 168.22 feet more or less to the beginning. Being the same parcel conveyed to Steady Grace, LLC from Virginia L. Dickson, by virtue of a Deed Dated 4/22/2016, Recorded 4/29/2016, as Instrument No. 20160429-0042047, County of Davidson, State of Tennessee.

Being the same property conveyed to James M. Bianco, III by deed from Steady Grace, LLC, dated 6/17/2019, recorded 7/17/2019 in Instrument No. 20190717-0069938, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS IS NOT THE PRIMARY RESIDENCE OF THE GRANTOR OR GRANTOR'S SPOUSE.

In Witness Whereof, the undersigned has hereunto set his hand on this the 30 day of Aug 2019.

James M. Bianco, III

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State James M. Bianco, III with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Los Angeles County, ~~Tennessee~~ California this 30 day of Aug 2019.

ASTRID CAROLINA MORAN
Commission # 2141923
Notary Public - California
Los Angeles County
My Comm. Expires Feb 7, 2020

Notary Public

Commission Expiration 02/07/2020

State of TN
County of Davidson

The Actual Consideration of this transfer is $ 0

Affiant

Subscribed and sworn before me this 17th day of October 2019.

My commission expires: 9/20/2021

Notary public

CHASITY PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021