Karen Johnson Davidson County
Batch# 315195 DEEDQC
11/14/2019 08:28:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191114-0117263

This Instrument was prepared by and
Return to:

Kevin O'Hara
O'HARA & GRECO
24422 Avenida de la Carlota, Ste 400
Laguna Hills, CA 92653

Address of New Owner:
Richard J. Van Berckelaer
and Patricia D. Van Berckelaer, Trustees
of the Richard and Patricia Van Berckelaer Trust
dated October 30, 2017
1668 Tamarac Street
Denver, CO 80220

Send Tax Bills To:
Same as new owner

Map Parcel Numbers:
083-01-0-226.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, RICHARD J. VAN BERCKELAER, a married man (the "Grantor"), in consideration of the sum of Ten and no/100 ($10.00) Dollars, does hereby bargain, sell, release, remise, quit claim and convey unto RICHARD J. VAN BERCKELAER and PATRICIA D. VAN BERCKELAER, Trustees of The Richard and Patricia Van Berckelaer Family Trust dated October 30, 2017*, herein after called Grantees, all right, title and interest in and to the following described real estate, to wit: the real property located in the City of Nashville, Davidson County, Tennessee more particularly described on Exhibit "A", attached hereto and made a part hereof. Address of real property is 1001 Petway Avenue, Nashville, TN 37206.

*This is a revocable trust.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 15th day of October, 2019.

RICHARD J. VAN BERCKELAER

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)
)ss.
COUNTY OF ORANGE)

On October 15, 2019, before me, Dana Thorp Hall, Notary Public, personally appeared RICHARD J. VAN BERCKELAER, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person or the entity upon behalf of which the person 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.

DANA THORP HALL
COMM. # 2164613
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. SEP. 12, 2020

Exhibit "A"

Legal Description

Land in Davidson County, Tennessee, being the southerly 172 feet, more or less, of Lot No. 30 on the Plan of the Subdivision of the Petway Property, of record in Plat Book 2, page 42, Chancery Count at Nashville, Tennessee.

Said part of said lot fronts 50 feet on the northerly side of Petway Avenue and extends back between lines 172 feet to the southern boundary line of part of said Lot Number 30.

Being the same property conveyed to Richard Van Berckelaer and Christopher B. Mennes by Deed from Richard Van Berckelaer of record in Instrument No. 20070423-0047942, Register's Office of Davidson County, Tennessee. And further being conveyed to Christopher Brad Mennes and Lisa Newell Mennes, Trustees of the Christopher Brad Mennes and Lisa Newell Mennes Revocable Trust dated March 29, 2007 by Quitclaim Deed from Christopher Brad Mennes as to his one-half undivided interest of record Instrument No. 20181029-0107043, dated October 26, 2018 and recorded on October 29, 2018, Register's Office for Davidson County, Tennessee.

The legal description provided herein is exactly the same as in the prior recorded deed.