Karen Johnson Davidson County
Batch# 316363 DEEDQC
11/15/2019 11:33:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20191115-0118088

QUITCLAIM DEED

MAIL RECORDED DEED TO:

ERIN M. PRESANT, TRUSTEE
JARON H. PRESANT, TRUSTEE
752 JUANITA AVE.
SANTA BARBARA, CA 93109

OWNER (SEND TAX BILLS TO):

ERIN M. PRESANT, TRUSTEE
JARON H. PRESANT, TRUSTEE
752 JUANITA AVE.
SANTA BARBARA, CA 93109

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JARON H. PRESANT and ERIN M. PRESANT, husband and wife (herein, "Grantor"), whose address is 752 Juanita Ave., Santa Barbara, CA 93109, hereby bargains, sells, remises, releases, quit claims and conveys to ERIN M. PRESANT AND JARON H. PRESANT, TRUSTEES, or any successors in trust, under the PRESANT FAMILY TRUST dated Oct. 16, 2019 and any amendments thereto (herein, "Grantee"), whose address is 752 Juanita Ave., Santa Barbara, CA 93109, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 3709 Princeton Ave., Nashville, TN 37205

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

WITNESS my hand and seal this 16 day of October, 2019.

PIN NO: Map 104-05-0 Parcel 165.00

This Instrument Prepared By: RAVEN PERRY-BEACH, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Jaron H. Presant

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 Santa Barbara)

On 10/16/2019 before me, Carmen Estrada
(insert name and title of the officer)

personally appeared Jaron H. Presant, 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.

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)**

CARMEN ESTRADA
Notary Public - California
Santa Barbara County
Commission # 2225793
My Comm. Expires Jan 8, 2022

GRANTOR:

Erin M. Presant

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 Santa Barbara)

On 10/16/2019 before me, Carmen Estrada
(insert name and title of the officer)

personally appeared Erin M. Presant, 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.

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)**

CARMEN ESTRADA
Notary Public – California
Santa Barbara County
Commission # 2225793
My Comm. Expires Jan 8, 2022

OATH OF CONSIDERATION

STATE OF California
COUNTY OF Santa Barbara

The actual consideration for this transfer is $10.00.

Grantee:

Presant Family Trust dated 10/16/19

Erin M. Presant, Trustee

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.

Subscribed and sworn to (or affirmed) before me on this 16 day of Oct., 2019, by Erin M. Presant proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Witness my hand and official seal.

Signature of Notary Public

[Affix Notary Seal]

CARMEN ESTRADA
Notary Public - California
Santa Barbara County
Commission # 2225793
My Comm. Expires Jan 8, 2022

Grantee:

Presant Family Trust dated 10/16/2019

Jaron H. Presant, Trustee

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.

Subscribed and sworn to (or affirmed) before me on this 16 day of Oct., 2019, by Jason H. Presant proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Witness my hand and official seal.

Signature of Notary Public

[Affix Notary Seal]

CARMEN ESTRADA
Notary Public – California
Santa Barbara County
Commission # 2225793
My Comm. Expires Jan 8, 2022

EXHIBIT A

[Legal Description]

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. 407, on the Plan of Richland Realty Company's Division "C", of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee, to which said reference is hereby made for a more complete and accurate legal description thereof.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20080606-0058359, on June 6, 2008.

PIN NO: Map 104-05-0 Parcel 165.00

STREET ADDRESS:

3709 Princeton Ave., Nashville, TN 37205

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, Debra Salce, 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.

Debra Salce
Signature

State of Florida

County of Hillsborough

Personally appeared before me, Linda L. Bell, a notary public for this county and state, [Debra Salce] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Linda L Bell
Notary's Signature LINDA L. BELL

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

