Karen Johnson Davidson County
Batch# 323401 DEEDQC
12/03/2019 08:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191203-0124140

RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF December, 2019 NOTARY PUBLIC My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy James Bishop and Carrie Ann Cunningham, and Peter Christopher Caputo and Jennifer Anne Caputo 19701 Elmcrest Huntington Beach, CA 92646	New Owners	119-11-0-133.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Timothy James Bishop and Carrie Anne Cunningham, husband and wife,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Timothy James Bishop and Carrie Ann Cunningham, husband and wife, and Peter Christopher Caputo and Jennifer Anne Caputo, husband and wife, as tenants in common,** all their right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

The following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Mashburn Heights of record in Book 1835, Page 1, Register' 5 Office for said County.

Said Lot No. 99 fronts 74.0 feet on the Northerly margin of Thompson Lane and extends back 185.9 feet on the Easterly line and 184.4 feet on the Westerly line to a dead line in the rear, measuring 71.0 feet thereon.

Being the same property conveyed to Timothy James Bishop and Carrie Anne Cunningham, husband and wife, by Warranty Deed from Peggy Lindner Barrett, unmarried woman, of record in Instrument No. 20191031-0111694 Register's Office for Davidson County, Tennessee, dated October 28, 2019 and recorded on October 31, 2019.

Being also known as 76 E Thompson Ln Nashville, Tennessee 37211.

WITNESS OUR HAND, this 20th day of November, 2019.

Timothy James Bishop

Carrie Anne Cunningham

Acknowledgement

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 _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Timothy James Bishop and Carrie Anne Cunningham,** the bargainor, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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 at office, this _____ day of _____, 2019.

_____
NOTARY PUBLIC

My Commission Expires: _____

NOTARY ATTACHMENT
TOTAL 1 PAGES
INITIAL 11/20/19

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 ORANGE)

On NOVEMBER 20, 2019 before me, MELINDA ROSE PARRISH, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared CARRIE ANN CUNNINGHAM AND TIMOTHY JAMES BISHOP,
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)

MELINDA ROSE PARRISH
Notary Public - California
Orange County
Commission # 2252591
My Comm. Expires Aug 5, 2022

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A. Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)