Prepared By

Name: C E Clouse
Address: 1040 Shoreline Drive
San Mateo
State: CA Zip Code: 94404-2029

After Recording Return To
Send Tax Bills to:
Name: C E Clouse
Address: 1040 Shoreline Drive
San Mateo
State: CA Zip Code: 94404-2029

Karen Johnson Davidson County
Batch# 341973 DEEDQC
01/13/2020 08:23:31 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20200113-0003933

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE Parcel # 094-01-0-112.05

Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Zero Dollars ($ 0.0) in hand paid to Charles Clouse, a Single Man, residing at 1040 Shoreline Drive, County of San Mateo, City of San Mateo, State of CA (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to C E Clouse Trustee *, a Trustee, residing at 1040 Shoreline Drive, County of San Mateo, City of San Mateo, State of CA (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

* The C E Clouse Trust

See Attached Legal Description

[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

C E C

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

C E Clouse

Grantor's Signature

Charles Clouse

Grantor's Name

1040 Shoreline Drive

Address

San Mateo, CA 944-4-2029

City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

In Witness Whereof,

Witness's Signature

Witness's Name

Address

City, State & Zip

Witness's Signature

Witness's Name

Address

City, State & Zip

STATE OF TENNESSEE)

COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____ whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this ____ day of _____, 20___.

See attached California Acknowledgement.
Date December 31st 2019

Notary Public

My Commission Expires: _____

Land in Davidson County, Tennessee, being Lot No.1 on the Plan of Resubdivision of Lot Nos. 46, 47, 48, and 49 of N.H. Hobson's Subdivision of record in Plat Book 3500, Page 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jesse A. Phillips, an unmarried man by Warranty deed from Kudzu Real Estate, Inc. of record in Instrument No. 20110502-0033436 Register's Office for Davidson County, Tennessee, dated April 29, 2011 and recorded on May 02, 2011.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 3500, Page 73, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 715 South 11th Street. Nashville. Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Source of Title

BILL GARRETT , Davidson County
Trans:T20160094442 DEEDW~RR
Recvd: *10/26/16* 09:57 2 pgs
Fees:13.00 Taxes:740.37

20161026-0113021

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

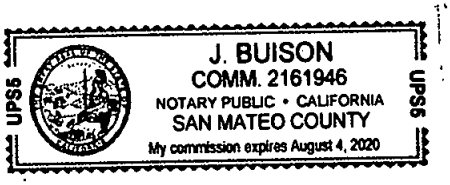
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Mateo }

On December 31st 2019, before me, J. Buison, Notary Public, personally appeared Charles Edward Clouse

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 State of California that the foregoing paragraph is true and correct.



PLACE NOTARY SEAL ABOVE

WITNESS my hand and official seal.

SIGNATURE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: Transfer to Trust

Document Date: Dec. 31st 2019 Number of Pages: N/A

Signer(s) Other than Named Above: N/A

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.

C E Cloues
Affiant

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

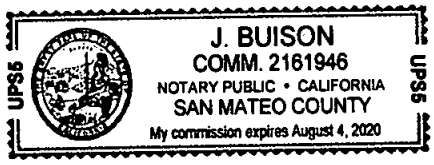
_____
Notary

For CA Notary
See Attached
Date-12/31/2019

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 San Mateo

Subscribed and sworn to (or affirmed) before me on this 31st day of December, 2019, by Charles Edward Clouse, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature

CERTIFICATION OF TRUST

I, the undersigned, declare:

1. That I am the current Trustee of the Trust established by Charles E. Clouse of 1040 Shoreline Drive, San Mateo, California, 94404-2029 executed on 1-5-05.

2. Attached hereto is a true and correct copy of the portion of the Trust instrument which provides that the declarant is the Trustee.

3. The tax identification number of this Trust is 411-52-8436.

4. Title to assets of this Trust should be taken as "Charles E. Clouse as Trustee of THE C.E. CLOUSE TRUST created 1-5-05."

5. Attached hereto is a true and correct copy of the portion of the Trust instrument which lists the powers of the Trustee.

6. The Trust has not been revoked, modified, or amended in any manner which would cause the representations contained in this certification to be incorrect.

7. The certification is being signed by all of the currently acting Trustees of the Trust.

Executed on Jan 5, 2005, in the City of San Mateo, County of San Mateo, State of California.

Charles E Clouse
Charles E. Clouse

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) Ss.
COUNTY OF SAN MATEO)

On Jan 5 2005, before me Donald Custis personally appeared Charles E. Clouse personally known to me (or 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 entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Donald Custis
Notary Public

DONALD J. CUSTIS
Commission # 1492248
Notary Public - California
Sacramento County
My Comm. Expires May 27, 2008