Karen Johnson Davidson County
Batch# 345947 DEEDQC
01/21/2020 03:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200121-0007483

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (AJS)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:
Stacie K. Schwarz, Trustee
Stacie K. Schwarz Trust
7100 Alvern Street, Apt. 305
Los Angeles, CA 90045

Send Tax Bills To:
same

Map/Parcel Number:
108 04 0A 094.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Stacie K. Schwarz (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Stacie K. Schwarz, Trustee and her successors in trust, of the Stacie K. Schwarz Trust dated 05/06/2019 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Being Lot No. 42 on the Plan of Villages of Larchwood, Phase II, Section III, as shown by plat of record in Plat Book 9700, page 861, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Stacie K. Schwarz, an unmarried woman, by Warranty Deed from Kimberlie A. Winecoff, married and Husband, Tim Winecoff, of record in Instrument No. 20030814-0117060, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 1313 Brendale Court, Nashville, Tennessee 37214.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 16th day of January, 2020.

Stacie K. Schwarz

Stacie K. Schwarz, Grantor

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 Los Angeles)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Stacie K. Schwarz, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Burbank, California, this 16th day of January, 2020

S. Basset

Notary Public

My Commission Expires: 07-14-2021

S. BASSET
COMM. #2204968
Notary Public · California
Los Angeles County
My Comm. Expires July 14, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(F).

Andrea J. Sinclair

Andrea J. Sinclair, Affiant

Subscribed and sworn to before me this 21st day of January, 2020.

Meghan E. Reed

Notary Public

My Commission Expires: 9/7/21

MEGHAN E. REED
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. SEPTEMBER 7, 2021
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Andrea J. Sinclair, 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.

Andrea J. Sinclair

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Andrea J. Sinclair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 21st day of January, 2020

Meghan E. Reed
Notary Public

My Commission Expires: 9/7/21

MEGHAN E. REED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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