AFTER RECORDING RETURN TO:
Independence Title and Escrow Services, Inc.
416 High Street
Maryville, TN 37804
file # 19-490-JW

Karen Johnson Davidson County
Batch# 346337 DEEDQC
01/22/2020 02:19:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200122-0008009

THIS INSTRUMENT WAS PREPARED BY:
Independence Title and Escrow Services, Inc.
416 High Street
Maryville, TN 37804

Owner Name & Property Address:	Send Tax Bills To:	CLT No.
Kevin S. Gaither and Lainie K. Gaither	Finance of America	150-16-0A-104.00-C
3012 Beachmist Way	300 Welsh Road, Bldg 5, Ste A	
Antioch, TN 37013	Horsham, PA 19044	

QUIT CLAIM DEED

THIS INDENTURE, made this 17th day of January, 2020 between **SCHMOOP, LLC, a Nevada Limited Liability Company**, ("Grantor") and **KEVIN S. GAITHER and LAINIE K. GAITHER, husband and wife**, residents of the State of California ("collectively "Grantee"),

WITNESSETH: That the Grantor, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration to the Grantor in hand paid by the said Grantee, the receipt and legal sufficiency all of which are hereby acknowledged, the Grantor, has this day bargained, sold, released, quit claimed, transferred, and conveyed unto the Grantee all of the Grantor's right, title, and interest in and to the premises to-wit:

LAND in Davidson County, Tennessee, being **Lot No. 8 on the Final Plat. Resubdivision of Lots 7 and 8, of Section Three, WINDHAVEN SHORES**, of record in Instrument No. 20060519-0058830. Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more detailed description of said lot.

BEING the same property conveyed to Schoomp LLC, a Nevada Limited Liability Company by Quit Claim Deed dated 10/13/2017 and recorded on 10/23/2017 in Instrument Number 20171023-0108492 in the Register's Office for Davidson County, Tennessee. See also Instrument Numbers 20170703-066431, 20080930-0098886, and 20070927-0115070.

THIS CONVEYANCE is made subject to restrictions, easements, setbacks, and other conditions recorded in Instrument Number 200605190058830, Instrument Number 20030219-0021585 and Instrument Number 20030219-0021586, in the Register's Office for Davidson County, Tennessee.

Subject to the TVA Easement, recorded Book 2590, Page 263 in the official records of Davidson County Recording Office. Subject to the Stormwater/Detention Easements of record in Instrument Numbers 200810603-006392 and 20030218-0020742, recorded in the official records of Davidson County Recording Office.

ALSO SUBJECT to any and all applicable restrictions, easements, building setback lines and other conditions as are shown in the records of the said Register's Office.

NO NEW BOUNDARY LINE SURVEY WAS PERFORMED AT THE TIME OF THIS CONVEYANCE. THE PROPERTY DESCRIPTION OF THE SUBJECT PROPERTY WAS TAKEN FROM THE REFERENCED PRIOR DEED, AND PREPARER MAKES NO REPRESENTATION WHATSOEVER AS TO THE ADEQUACY OR ACCURACY OF THE DESCRIPTION OTHER THAN THAT IT WAS ACCURATELY TRANSCRIBED FROM THE SAID PRIOR DEED.

And all of the estate, right, title, and interest of the Grantor herein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims whatsoever to the said Grantee, their heirs and assigns forever.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF. Grantor has hereunder set Grantor's Hand and Seal as of the date of first recited above.

BY: _____
Kevin Gaither a/k/a Kevin S. Gaither
TITLE: member

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned authority, a Notary Public of the state and county aforementioned, **KEVIN GAITHER a/k/a KEVIN S. GAITHER**, with whom I am acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged he to be a **member** of **SCHOOMP, LLC** and he as such **member**, executed the foregoing instrument for the purpose therein contained, by signing as member.

(TW) SCHMOOP

Witness my hand and seal, at office in Los Angeles County, California, this 17th (TW) day of January, 2020.

_____ 9-26-2021
Notary Public My Commission Expires:

* see attached CA All purpose acknowledgment

BY: _____
Lainie Gaither a/k/a Lainie K. Gaither
TITLE: member

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned authority, a Notary Public of the state and county aforementioned, **LAINIE GAITHER A/K/A LAINIE K. GAITHER**, with whom I am acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged he to be a **member** of **SCHOOMP, LLC** and he as such **member**, executed the foregoing instrument for the purpose therein contained, by signing as member.

(TW) SCHMOOP

Witness my hand and seal, at office in Los Angeles County, California, this 17 (TW) day of January, 2020.

_____ 9-26-2021
Notary Public My Commission Expires:

* see attached CA All purpose acknowledgement

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, $ 0.00, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Subscribed and sworn to before me this the 20 day of January, 2020.

_____ 10/1/22
NOTARY PUBLIC MY COMMISSION EXPIRES

AMBER UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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

On January 17, 2020 *Date* before me, Traci Wood, Notary Public *Here Insert Name and Title of the Officer*,

personally appeared Kevin Gaither and Lainie Gaither *Name(s) of Signer(s)*,

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.

TRACI WOOD
Notary Public - California
Los Angeles County
Commission # 2215062
My Comm. Expires Sep 26, 2021

Place Notary Seal and/or Stamp Above

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 _____ *Signature of Notary Public*

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator	☐ Trustee ☐ Guardian of Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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True Copy Certification

I, Carrie Bright, 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.

Carrie Bright

Signature

State of TENNESEE

County of BLOUNT

Personally appeared before me, Stephanie A Jayne , a notary public for this county and state, Carrie Bright who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/24/23

Notary' Seal (if on paper)

