AFTER RECORDING RETURN TO:
Willing Deeds
8940 Main Street, Suite 2
Clarence, NY 14031
File No. Thomas Kerr Cassel

Karen Johnson Davidson County
Batch# 366106 DEEDQC
03/02/2020 02:17:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200302-0023241

THIS INSTRUMENT PREPARED BY:
John O. Windsor, Esq.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 146-16-0-153

QUIT CLAIM DEED

THIS DEED made and entered into on this 28 day of February, 2020, by and between **Thomas Kerr Cassel and wife, Brenda M. Cassel**, a mailing address of 5201 Smartt Drive, Nashville, TN 37220, hereinafter referred to as Grantor(s) and **Thomas Kerr Cassel and Brenda Manuel Cassel, as trustees of the Thomas Kerr Cassel and Brenda Manuel Cassel Revocable Living Trust dated January 31st, 2020**, a mailing address of 5201 Smartt Drive, Nashville, TN 37220, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 904 ON THE PLAN OF BRENTWOOD HALL, SECTION IX, AS OF RECORD IN BOOK 2331, PAGE 92, REGISTER'S OFFICE FOR SAID COUNTY, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF SMARTT DRIVE, SAID POINT BEING THE COMMON CORNER OF LOTS 904 AND 956; THENCE WITH THE LINE BETWEEN SAID TWO LOTS WESTWARDLY 164.2 FEET TO A POINT AT THE COMMON CORNER OF LOTS 902, 904 AND 956; THENCE NORTHWARDLY 168.0 FEET TO THE SOUTHERLY MARGIN OF ROCHELLE DRIVE; THENCE WITH THE SOUTHERLY MARGIN OF SAID ROCHELLE DRIVE, EASTWARDLY 104.2 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE WHICH HAS A RADIUS OF 25 FEET, TO THE RIGHT 37.4 FEET SOUTHEASTWARDLY TO THE WESTERLY MARGIN OF SMARTT DRIVE; THENCE WITH THE WESTERLY MARGIN OF SAID SMARTT DRIVE, SOUTHWARDLY 124.5 FEET TO THE POINT OF BEGINNING.

APN: 146-16-0-153
Also known as: 5201 Smartt Drive, Nashville, TN 37220

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to Thomas Kerr Cassel and wife, Brenda M. Cassel, from Terry B. Sanders and wife, Diane R. Sanders, in a prior Deed recorded under Book 8452 Page 788, recorded on 09/30/1991 in Davidson County, Tennessee.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Thomas Kerr Cassel

Brenda M. Cassel

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Thomas Kerr Cassel and Brenda M. Cassel, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in _____, this _____ day of _____, 20_____.

_____
Notary Public
My Commission expires: _____

"SEE ATTACHMENT FOR NOTARY"

No title exam performed by the preparer. Legal description and party's names provided by the party.

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 SAN BERNARDINO

On FEBRUARY 28, 2020 (Date) before me, YASHESH C. PATEL, NOTARY PUBLIC (Here Insert Name and Title of the Officer)

personally appeared THOMAS KERRCASSEL AND BRENDA M. CASSEL (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.

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)

YASHESH C. PATEL
Notary Public - California
San Bernardino County
Commission # 2259349
My Comm. Expires Oct 16, 2022

Place Notary Seal Above

OPTIONAL

Though this section is 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: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer is Representing: _____

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

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VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF _____
COUNTY OF _____

Sworn to before me this _____ day of _____, 20____.

_____
Notary Public
My Commission Expires:_____

"SEE ATTACHMENT FOR NOTARY"

Name and address for person(s) responsible for taxes:
Thomas Kerr Cassel, Trustee
Brenda Manuel Cassel, Trustee
5201 Smartt Drive
Nashville, TN 37220

Name and address of property owner:
Thomas Kerr Cassel, Trustee
Brenda Manuel Cassel, Trustee
5201 Smartt Drive
Nashville, TN 37220

California Jurat Loose Certificate

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 BERNARDINO } ss.

Subscribed and sworn to (or affirmed) before me this 28 day of FEBRUARY, 2020

by THOMAS KERR CASSEL

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Notary Public Signature

YASHESH C. PATEL
Notary Public - California
San Bernardino County
Commission # 2259349
My Comm. Expires Oct 16, 2022

Optional Information

This is not required under California State notary public law.

Document Title:_____ # of Pages:_____

Notes

202003020023241

Tennessee Certification of Electronic Document

I, Frank Dec, 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.

Signer's Name

Signature

State of New York

County of Erie

Personally appeared before me, Kelly Metz, a notary public for this county and state, Frank Dec, Esq., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

Signer's Name

Notary Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

KELLY METZ
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN ERIE COUNTY
My Commission Expires Nov. 1, 2020

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).