QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 413713 DEEDQC
06/12/2020 09:16:15 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20200612-0060228

G-C-20-0522B

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 2nd DAY OF June, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

DAWN MARTIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Douglas E. Happ and Marie G. Happ, Trustees of The Happ Family Trust	**New Owner**	
(NAME)	(NAME)	**091-13-067.00**
704 Sapphire Street,		
(ADDRESS)	(ADDRESS)	
Redondo Beach, CA 90277		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DOUGLAS E. HAPP AND MARIE G. HAPP, HUSBAND AND WIFE,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DOUGLAS E. HAPP AND MARIE G. HAPP, EACH AS TRUSTEES OF THE HAPP FAMILY TRUST DATED AUGUST 26, 1985,** hereinafter called the Grantee, its heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 522 East Bend Drive Townhomes of record as Instrument No. 20190801-0075838 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Douglas E. Happ and Marie G. Happ, Husband and Wife by Warranty Deed from White Peach Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200512-0049221 Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **522 B East Bend Dr., Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 2nd day of June, 2020.

Douglas E. Happ

Marie G. Happ

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Douglas E. Happ and Marie G. Happ**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ____ day of _____, 2020.

_____

Notary Public
My Commission Expires:

See Notary Attached.

RETURN TO:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

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 June 2, 2020 before me, Lisa E. Gadsby, Notary Public
Date *Here Insert Name and Title of the Officer*
personally appeared Douglas E. Happ and Marie G. Happ
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 Lisa E. Gadsby
Signature of Notary Public

LISA E. GADSBY
Notary Public - California
Los Angeles County
Commission # 2285006
My Comm. Expires Apr 12, 2023

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: Quitclaim Deed Document Date: June 2, 2020
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Douglas E. Happ
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☑ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: Marie G. Happ
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☑ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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