Karen Johnson Davidson County
Batch# 442329 DEEDQC
07/22/2020 12:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200722-0080495

PREPARED BY:
Compass Land Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF California
COUNTY OF San Bernardino
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Julianne Leggin
AFFIANT

Subscribed and sworn to before me this _____ day of July, 2020.

See attached Jurat

NOTARY PUBLIC
My Commission Expires: _____

ADDRESS OF NEW OWNER:
Security EAT 372, Inc.
27451 Los Altos
Suite 240
Mission Viejo, CA 92691

SEND TAX BILLS TO:
New Owner

Map & Parcel: 086-140-B-133.00CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Julianne Leggin,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Security EAT 372, Inc., a California corporation,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 83 of the Fleetwood Subdivision, Phase 2, a Planned Unit Development, of record in Plat Book 6900, Pages 738 and 739, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description thereof.

Being the same property conveyed to Julianne Leggin from The Secretary of Housing and Urban Development by deed of record in Instrument No. 20120831-0079033, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 3428 Parkwood Court, Hermitage, TN 37076.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

Grantee is an Exchange Accommodation Titleholder for Julianne Leggin under Reverse Exchange No. 20-91392- R.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

JURAT

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

Subscribed and sworn to (or affirmed) before me on this 17 day of July,

2020 by Julianne Leggin,

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

Kimberly Anne Blakeslee
Signature (Seal)

KIMBERLY ANNE BLAKESLEE
Notary Public California
San Bernardino County
Commission # 2222832
My Comm. Expires Nov 23, 2021

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date_____

Additional information

INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one with does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.

www.NotaryClasses.com 800-873-9865

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 17th day of July, 2020.

Julianne Leggin

Julianne Leggin

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 July 17 2020 before me, Kimberly Anne Blakeslee, a Notary Public, personally appeared Julianne Leggin 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 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 Kimberly Anne Blakeslee (Seal)

KIMBERLY ANNE BLAKESLEE
Notary Public - California
San Bernardino County
Commission # 2222832
My Comm. Expires Nov 23, 2021

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY