Karen Johnson Davidson County
Batch# 446760 DEEDQC
07/30/2020 10:41:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200730-0084024

Commitment Number: 25682549
Seller's Loan Number: 72236

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Cannon St LLC, 424 N. Western Ave., STE 511 Los Angeles, CA 90004

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
093 16 0 209.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Clair Moreau, single, whose mailing address is **424 N. Western Ave., STE 511 Los Angeles, CA 90004**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Cannon St LLC**, hereinafter grantee, whose tax mailing address is **424 N. Western Ave., STE 511 Los Angeles, CA 90004**, with quitclaim covenants, all right, title, interest and claim to the following land in in Davidson County, Tennessee:

Being the easterly 19 1/2 feet of lot 275 and the westerly 13 1/2 feet of lot no. 276 in Maury and Claiborne's addition to south Nashville, a plan of which is recorded in book 21, pages 84 and 85, register's office for Davidson County, Tennessee.

Being the same parcel conveyed to Clair Moreau from The Bank of New York Mellon fka the bank of New York as successor to JPMorgan Chase Bank NA not individually but solely as trustee for the holders of Bear Stearns asset backed securities I trust 2006-sd1 asset backed certificates series 2006-sd1, by virtue of a deed dated 5/21/2010, recorded 7/1/2010, as instrument no. 20100701-0051716 County of Davidson, State of Tennessee.

Assessor's Parcel No: 093 16 0 209.00

Property Address is: 67 Cannon St., Nashville, TN 37210

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20100701-0051716 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 093 16 0 209.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 11/18/, 2019:

Moreau

CLAIR MOREAU

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

The foregoing instrument was acknowledged before me on NOV. 18th, 2019 by **CLAIR MOREAU** who is personally known to me or has produced GREEN CARD as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

CALIFORNIA 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 Los Angeles }

Subscribed and sworn to (or affirmed) before me on this 18th day of November, 2019
Date *Month* *Year*

by CLAIR MOREAU

Name of Signers

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

Signature: _____
Signature of Notary Public

MARIE A. KALFAYAN
Notary Public - California
Los Angeles County
Commission # 2266693
My Comm. Expires Dec 8, 2022

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: DERIVATION CLAUSE

Document Date: 11/18/19

Number of Pages: 3

Signer(s) Other Than Named Above: None

State of Pennsylvania
County of Allegheny

Clarence K McKenzie Sr.

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

Subscribed and sworn to before me

This 2nd day of July, 2020.

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries

Clarence K McKenzie Sr.
Affiant

Clarence K McKenzie Sr
Print Name

(Seal)

Notary Public

My commission expires:

5/4/2022

Lissette Anne Moree
Print Name

True Copy Cerification

I, Jeanette Harper, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Jeanette Harper
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Lissette Anne Moree, a notary public for this county and
Notary's Name

state, Jeanette Harper, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries