4

This Instrument Prepared By and Returned To: **10-A**
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 458254 DEEDQC
08/17/2020 10:52:26 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20200817-0091873

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Jeremy F. Duval and Michele M. Duval 2013 Family Trust Sally Elizabeth O'Neill 10046 Cow Creek Dr. Palo Cedro, CA 96073	SAME	061 02 0 014.00

WE, **Michele Duval and Jeremy Duval, wife and husband,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Jeremy F. Duval and Michele M. Duval, Co-Trustees of the Jeremy F. Duval and Michele M. Duval 2013 Family Trust U/A/D November 8, 2013,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 212, Section 7, Gra-Mar Acres, as shown on plat of record in Plat Book 2331, Page 80, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Audrey Sue Hakman, unmarried, and Christopher Kennedy Dean, unmarried, as Tenants in Common with Right of Survivorship, by Warranty Deed from Robert L. Matson, an unmarried man, of record in Instrument No. 20181205-0118650, in the Register's Office of Davidson County, Tennessee, dated November 30, 2018 and recorded on December 05, 2018.

Being the same property conveyed to the Grantor(s) herein by Deed of record in Instrument No. 20200817-0091871 **, in the Register's Office of Davidson County, Tennessee.**

This is improved property known as 4503 Helmwood Dr., Nashville, TN 37216.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 12 day of August, 2020.

Michele Duval

Michele Duval

Jeremy Duval

Jeremy Duval

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michele Duval and Jeremy Duval, the bargainors, 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 seal on this _____ day of _____, 2020.

_____
Notary Public

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 12th day of August, 2020.

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 2, 2021

Kathy Snider
Notary Public

2

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 Shasta)

On Aug 12, 2020 before me, L Niemeth, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Jeremy Duval
Name(s) of Signer(s)
Michele Duval,

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.

L. NIEMETH
Notary Public – California
Tehama County
Commission # 2215124
My Comm. Expires Oct 26, 2021

Signature L Niemeth
Signature of Notary Public

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: 8/12/2020
Number of Pages: 2 Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Michele Duval
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ ~~Individual~~ ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:
Signer Is Representing: Self

Signer's Name: Jeremy Duval
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☑ ~~Individual~~ ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:
Signer Is Representing: Self

©2014 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907