Karen Johnson Davidson County
Batch# 470766 DEEDQC
09/04/2020 10:01:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200904-0101214

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

**After recording return to:**
**Amrock**
**662 Woodward Avenue**
**Detroit Michigan 48226**

**NEW OWNER and**
**Send tax bill to:**
**Mark Charles Velligan**
**Mary Margaret Velligan**
**23982 Piragua Pl.**
**Laguna Beach California 92677**

Real Estate Tax ID Number: **08311018100**

**This document was prepared under the supervision of Michael P. Bell, 1390 Piccard Drive, Ste. 300, Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided.**

## QUITCLAIM DEED
## Under T.C.A. Section 66-5-103(B)(2)

**This No Consideration Deed transfers to a revocable living trust created by the same transferor or by a spouse of the transferor, or transfers by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse; or is a deed executed by the trustee of a revocable living trust to implement a testamentary devise by the trustor of the trust and as such, are exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(3)(F) or (G).**

THIS QUITCLAIM DEED, made this 30 day of March, 2020 by and between **Mark Charles Velligan and Mary Margaret Velligan, husband and wife, as Joint Tenants with Rights of Survivorship**, whose post office address(es) is/are **23982 Piragua Pl., Laguna Beach, California 92677,** as party or parties of the first part, "Grantor", and **Mark Charles Velligan and Mary Margaret Velligan, Trustees of the Velligan Family Trust, dated March 21, 2005,** whose post office address(es) is/are **23982 Piragua Pl., Laguna Beach, California 92677**, as party or parties of the second part, "Grantee",

**WITNESSTH:**

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee** to-wit:

**SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.**

**PROPERTY ADDRESS: 324 Riverside Dr., Nashville, Tennessee 37206**

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

**IN WITNESS WHEREOF**, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

**(SIGNATURE PAGE(S) TO FOLLOW)**

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.

Mark Charles Velligan (SEAL)

Mary Margaret Velligan (SEAL)

STATE OF Calif

COUNTY Orange, to wit:

Personally appeared before me, a Notary Public of said county and State, **Mark Charles Velligan and Mary Margaret Velligan**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein cointained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
Name: Charles Fraser
Commission Expiration Date: 12-20-2023

CHARLES FRASER
COMM...2313416
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Term Exp. December 20, 2023

**AFFIDAVIT OF CONSIDERATION**

**STATE OF TENNESSEE**
**COUNTY OF _____ *to wit:***

**I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is** ZERO DOLLARS ($0.00) .

_____(SEAL)
**Affiant**

**Subscribed and sworn to before me on this the _____ day of _____, 20____.**

_____
**Notary Public**
**NAME:** _____

**My Commission Expires:** _____



67114625

**EXHIBIT A**

**Legal Description:**

**Land situated in the County of Davidson in the State of TN**

**BEING LOTS NOS. 7-A AND 7-B ON THE PLAN OF ZONE LOT SUBDIVISION OF LOTS 7, 8, 9, AND 10, PHASE TWO OF SECTION FIVE OF PORTLAND PARK, OF RECORD IN PLAT BOOK 6250, PAGE 286 AMENDING BOOK 5200, PAGE 415, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.**

**Being the same property conveyed to Mark Charles Velligan and Mary Margaret Velligan, Trustees of the Velligan Family Trust, by deed dated** 03/30/2020 **of record in Deed Instrument/Case No.** 202004290044667 **, in the Office of the Davidson County Register of Deeds.**

Parcel Identification Number: 08311018100
Commonly Known As: 324 Riverside Dr., Nashville, Tennessee 37206

# True Copy Certification

I, Betsy Lanzotti, 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.

Signature

State of Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
Jessica N Johnson

My Commission Expires: April 25, 2022
Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne