Karen Johnson Davidson County
Batch# 485787 DEEDQC
09/29/2020 01:33:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200929-0112179

THIS INSTRUMENT PREPARED BY:

Keller, Turner, Andrews & Ghanem LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF MARYLAND
COUNTY OF
ANNE ARUNDEL

The actual consideration or value, whichever is greater, for this transfer is: $-0-

Affiant

Subscribed and sworn to before me, this 26 day of September 2020.

REBECCA M. OSBORN NOTARY PUBLIC ANNE ARUNDEL COUNTY, MD

Notary Public
My Commission Expires: 6/10/23

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map Parcel No.
Eveready Property Trust c/o Michaele Schon, Co-Trustee 53 Tomahawk Drive, San Anselmo, CA 94960	New Owner	132 140 005.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK A. BARONDESS, Esq. as Trustee of the EVEREADY PROPERTY TRUST U/A/D December 11, 2019** ("Grantor"), by these presents, does hereby quitclaim and convey unto **NEAL SCHON and MICHAELE SCHON, CO-TRUSTEES of the EVEREADY PROPERTY TRUST, U/A/D December 11, 2019, as amended and restated on the 17th day of SEPTEMBER, 2020,** and its heirs, successors and assigns ("Grantee"), all of Grantor's right, title and interest in and to certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 of the Plan of Butts Subdivision on Lot No. 16 Oak Hill Subdivision No. 1 of record in Plat Book 2083, Page 55 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 the same property conveyed to MARK A. BARONDESS, as Trustee of the EVEREADY PROPERTY TRUST U/A/D December 11, 2019 pursuant to that Warranty Deed recorded on December 17, 2019 as instrument no. 20191217-0129790, in the Register's Office of Davidson County Tennessee.

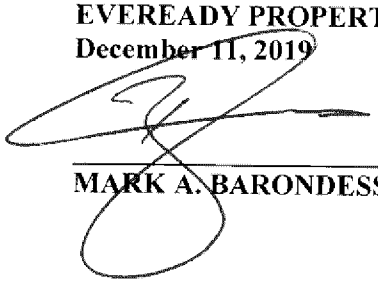
This is improved property known as: **869 Battery Lane, Nashville, Tennessee 37220.**

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

Witness my hand this 16 day of September, 2020, the bargaining party, having caused my name to be signed hereto on said day and date.

GRANTOR:

EVEREADY PROPERTY TRUST U/A/D December 11, 2019



MARK A. BARONDESS, ESQ., Trustee

ACKNOWLEDGEMENT

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 MARYLAND)
)
COUNTY OF)
ANNE ARUNDEL

On September 26, 2020, before me, Rebecca M Osborn, a Notary Public, personally appeared **MARK A. BARONDESS, Esq. as Trustee of the EVEREADY PROPERTY TRUST U/A/D December 11, 2019**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Maryland that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Rebecca M Osborn

(SEAL)

REBECCA M. OSBORN NOTARY PUBLIC ANNE ARUNDEL COUNTY, MD

My Commission Expires 06-10-23

True Copy Certification

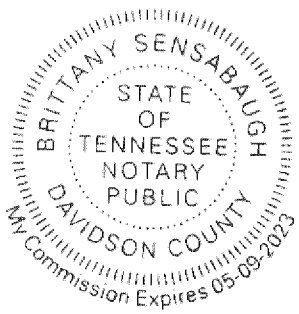
I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 05-09-23