Karen Johnson Davidson County
Batch# 491697 DEEDQC
10/07/2020 03:45:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20201007-0116679

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	David Frank and Ariadne T. Reynolds 12114 Herbert St Los Angeles, CA 90066	David Frank and Ariadne T. Reynolds 12114 Herbert St Los Angeles, CA 90066

Order Number: 308368

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **David Frank, married to Ariadne T. Reynolds,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **David Frank and Ariadne T. Reynolds, Husband and Wife,** whose address is 114 Hillcrest Drive, Madison, TN 37115, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being parts of the South parts of Lots 9 through 17 inclusive of Block A on the Plan of Yowell Place of record in Plat Book 974, Page 61, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said parts of the south parts of Lots 9 through 17 fronts 95 feet on the Westerly side of Hillcrest Drive and run back between lines 236.8 feet on the northerly parts of said Lots, and 245 feet on the southerly side along a 5 foot strip between said parts of said Lots, and the northerly line of Lot 18 on said plan; to a line at the rear measuring 81 feet thereon which rear line is part of the easterly line of Lot 8 on said plan.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 043-14-0-132.00
Street address of property: 114 Hillcrest Drive, Madison, TN 37115

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20190916-0093543 in the Recorder's Office, Davidson County, Tennessee.

Signed this 28 day of September, 2020.

Signature of Grantors:

David Frank

Ariadne T. Reynolds

STATE OF CA, COUNTY OF Los Angeles, SS:

BE IT REMEMBERED That on this 28th day of Sept, 2020, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came David Frank and Ariadne T. Reynolds, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

"The notary commission extended pursuant to Executive Order N-63-20."

JULIE DOMINGO
COMM. # 2157772
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires July 1, 2020

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 043-14-0-132.00
Street address of property: 114 Hillcrest Drive, Madison, TN 37115

Baird Frank Oath of Consideration

I or ~~we~~, Ariadne Reynolds the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 0.00.

Signed this 1 day of October, 2020.

Signatures of Affiant(s):

Sworn and subscribed before me this 1st day of Oct., 2020.

Notary Public

"The notary commission extended pursuant to Executive Order N-63-20."

JULIE DOMINGO
COMM. # 2157772
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires July 1, 2020

Commitment No 308368

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF THE SOUTH PARTS OF LOTS 9 THROUGH 17 INCLUSIVE OF BLOCK A ON THE PLAN OF YOWELL PLACE OF RECORD IN PLAT BOOK 974, PAGE 61, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID PARTS OF THE SOUTH PARTS OF LOTS 9 THROUGH 17 FRONTS 95 FEET ON THE WESTERLY SIDE OF HILLCREST DRIVE AND RUN BACK BETWEEN LINES 236.8 FEET ON THE NORTHERLY PARTS OF SAID LOTS, AND 245 FEET ON THE SOUTHERLY SIDE ALONG A 5 FOOT STRIP BETWEEN SAID PARTS OF SAID LOTS, AND THE NORTHERLY LINE OF LOT 18 ON SAID PLAN; TO A LINE AT THE REAR MEASURING 81 FEET THEREON WHICH REAR LINE IS PART OF THE EASTERLY LINE OF LOT 8 ON SAID PLAN.

Parcel ID: 043-14-0-132.00

Commonly known as 114 Hillcrest Drive, Madison, TN 37115
However, by showing this address no additional coverage is provided

Fidelity National Title Insurance Company

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded in Instrument: 20190916-0093543 in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Cristian Herrera , 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 executed and authenticated according to law.

Signature

State of California

County of Orange

Personally appeared before me, Esther L. Hinostroza, a notary public for this county and state, Cristian Herrera who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

ESTHER L. HINOSTROZA
Notary Public - California
Orange County
Commission # 2214485
My Comm. Expires Sep 16, 2021

Notary's Signature

My Commission Expires:
Notary' Seal (if on paper)