This Instrument Prepared By:
Foundation Title and Escrow Series, LLC
545 N. Mt. Juliet Road, Suite 1102
Mt. Juliet, TN 37122
(615-288-3094)

Karen Johnson Davidson County
Batch# 515981 DEEDQC
11/13/2020 11:33:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201113-0134219

QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
James & Patricia Lesser	James & Patricia Lesser	071-15-0-379.00
1202 Meridian Street	635 Goodhill Rd	
Nashville, TN 37207	Kentfield, CA 94904	

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by the hereinafter named GRANTEE, the receipt of which is hereby acknowledged, **James Allen Lesser and Patricia Renee Lesser, Trustees of the James Allen Lesser and Patricia Lesser Revocable Trust dated August 18, 2008,** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **James Allen Lesser and Patricia Renee Lesser, husband and wife,** hereinafter called the GRANTEE, all of their right, title and interest in the said property listed below:

Land in Davidson County, Tennessee, being Lot No. 147 on the Plan of Benedict Land Company's Subdivision of record in Plat Book 332, page 40, 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 James Allen Lesser and Patricia Renee Lesser, Trustees of the James Allen Lesser and Patricia Lesser Revocable Trust dated August 18, 2008 by deed from Benjamin Smith dated May 10, 2018, of record in Instrument No. 20180516-0046580, corrected by Scrivener's Affidavit recorded as Instrument No. 20180601-0052478, Register's Office for Davidson County, Tennessee.

This is improved property located at *1202 Meridian St., Nashville, TN 37207.*

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE GRANTEE. NO TITLE SEARCH WAS PERFORMED. PREPARER OF THIS INSTRUMENT HAS PERFORMED NO TITLE UNDERWRITING REVIEW AND MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand(s) this 10 day of November, 2020.

James Allen Lesser

Patricia Renee Lesser

STATE OF California
COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, the within named **James Allen Lesser and Patricia Renee Lesser**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of _____, 2020.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration for this transfer is $0.00.

_____
AFFIANT

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

_____
NOTARY PUBLIC

My Commission Expires: _____

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1
2
3
4
5
6

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

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 Nevada

Subscribed and sworn to (or affirmed) before me on this 10 (Date) day of November (Month), 20 20 (Year), by (1) James Allen Lesser (and (2) Patricia Renee Lesser), (Name(s) of Signer(s)) proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

LEE FRASER SHONTZ
Notary Public - California
Nevada County
Commission # 2236894
My Comm. Expires May 2, 2022

Signature _____
Signature of Notary Public

Seal
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: _____ **Document Date:** _____

Number of Pages: _____ **Signer(s) Other Than Named Above:** _____

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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 Nevada)

On November 10, 2020 before me, Lee Fraser Shontz, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared James Allen Lesser & Patricia Renee Lesser
Name(s) of Signer(s)

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.

LEE FRASER SHONTZ
Notary Public - California
Nevada County
Commission # 2236894
My Comm. Expires May 2, 2022

Signature _____
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: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

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

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

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True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY