File No. 201725

This Instrument Prepared By:
Paramount Land Title of Knoxville, LLC
8904 Sony Lane
Knoxville, Tennessee 37923
File #201812

Karen Johnson Davidson County
Batch# 520324 DEEDQC
11/23/2020 11:44:13 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201123-0137299

QUIT CLAIM DEED

THIS DEED made and entered this the 10TH day of October 2020, by and between, **KEVIN GAITHER AND LAINIE GAITHER, husband and wife,** hereinafter known as Party of the First Part, and **SCHMOOP, LLC, a Nevada limited liability company,** hereinafter known as the Party of the Second Part;

WITNESSETH:

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 this day quitclaimed, and do by these presents hereby quitclaim, transfer and convey unto the party of the second part, their heirs and assigns, all their right, title and interest in and to the hereinafter described real estate more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 8 on the Final Plat, Re-Subdivision of Lots 7 and 8, Section Three, Windhaven Shores, of record in Instrument No. 200605190058830, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

DESIGNATED as Tax ID 150160A10400CO

BEING the same property conveyed to Kevin Gaither and Lainie Gaither, husband and wife, by Deed dated October 20, 2020, and of record in Instrument No. 20201123-0137297, in the Register's Office for Davidson County, Tennessee. ALSO BEING the same property conveyed to Schmoop, LLC, a Nevada limited liability company, by Deed dated March 5, 2020, recorded March 11, 2020, and of record in Instrument No. 202003110027422, in the Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quit-claimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS the following signature on this day and year first above written.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

File No. 201725

KEVIN GAITHER

LAINIE GAITHER

STATE OF CALIFORNIA

COUNTY OF _____

Personally, appeared before me, notary of the aforesaid county, **KEVIN GAITHER AND LAINIE GAITHER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this the ____ day of October 2020

SEE ATTACHED ACKNOWLEDGMENT

_____

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF KNOX

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS my hand and official seal, this the 30 day of October 2020

_____

Affiant

Sworn to and subscribed before, this the 30 day of October 2020

ERIC LEZATTE TENNESSEE NOTARY PUBLIC My Comm Exp. November 12, 2023 COUNTY OF KNOX

_____

Notary Public

My Commission Expires: _____

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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 Los Angeles)

On 10/20/2020 before me, Havannah Star, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Kenn Gaither and
Name(s) of Signer(s)
Lainie Gaitner,

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.

HAVANNAH STAR
Notary Public - California
Los Angeles County
Commission # 2256814
My Comm. Expires Sep 1, 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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RESPONSIBLE TAXPAYER:
Mortgage Investors Group
8320 E. Walker Springs Lane
Knoxville, TN 37923

OWNER AND PROPERTY ADDRESS:
Schmoop, LLC
3012 Beachmist Way
Antioch, TN 37013

TAX ID: 150160A10400CO