THIS INSTRUMENT WAS PREPARED AND RECORDING REQUESTED BY,
AND WHEN RECORDED MAIL TO:
Vivian K. Christiansen, Esq.
LAW OFFICE OF VIVIAN K. CHRISTIANSEN, APC
199 Figueroa Street, 3rd Floor
Ventura, CA 93001

ADDRESS OF NEW OWNER AND MAIL TAX STATEMENTS TO:
Lorne Rall, Trustee
104 W. Center Street
Ventura, CA 93001

Karen Johnson Davidson County
Batch# 539826 DEEDQC
12/22/2020 08:49:02 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201222-0151716

QUITCLAIM DEED

*No transfer tax is collected transferring of real estate to a revocable living trust, if the transferor is the trustee of the trust or by a spouse of the transferor." TCA 67-4-409(a)(3)(F)

FOR NO CONSIDERATION,

LORNE CHRISTOPHER RALL, an unmarried person

does hereby REMISE, RELEASE AND FOREVER TRANSFER to

LORNE C. RALL, Trustee of the
LORNE C. RALL TRUST dated November 11, 2020

all right, title and interest in and to the following described real property situated in the County of Davidson, State of Tennessee:

SEE ATTACHED EXHIBIT "A"

Subject to easements, restrictions, reservations, liens, and encumbrances of record.

COMMONLY KNOWN AS: 1007 W. McKennie Avenue, Nashville, TN 37206
A.P.N.: 072-13-0-360-00

Dated: November 11, 2020

LORNE CHRISTOPHER RALL

CERTIFICATE OF ACKNOWLEDGEMENT OF
NOTARY PUBLIC

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)
) ss.
COUNTY OF VENTURA)

On November 11, 2020, before me, Rikki Frash, a Notary Public, personally appeared LORNE CHRISTOPHER RALL, 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.

Notary Public

RIKKI FRASH
Notary Public - California
Ventura County
Commission # 2201598
My Comm. Expires Jun 17, 2021

OATH OF CONSIDERATION

STATE OF CALIFORNIA
COUNTY OF VENTURA

The actual consideration or true value, whichever is greater for this transfer is $0.

Affiant

Subscribed and sworn before me, this 11 day of NOV, 2020.

RIKKI FRASH
Notary Public - California
Ventura County
Commission # 2201598
My Comm. Expires Jun 17, 2021

Notary

My commission expires: 06 / 17 / 2021

EXHIBIT A

BEING the southerly 140 feet of Lot No. 37, and the southerly 140 feet of the easterly 25 feet of Lot No. 36 on the Plan of Nashville Trust Company's Subdivision of the Tim H. Moore's Subdivision of record in Book 843, Page 79, Register's Office for Davidson County, Tennessee, said parts of said lots being described as follows:

Beginning at a point in the northerly margin of McKennie Avenue, formerly Dayton Avenue, at the corner of Lots Nos. 37 and 38 of said subdivision; thence northwardly with the line between said two lots 140 feet to a point; thence westwardly 75 feet to a point; thence southwardly parallel to the line btween Lots Nos. 36 and 37, 140 feet to a point in the northerly margin of McKennie Avenue; thence with the margin of the same 75 feet to the point of beginning.

~~BEING the same property conveyed to BobbieE. Rediker by deed from Ruth G. Walker, a widow, of record in Book 10293, Page 868, dated December 16, 1996, Register's Office for said County.~~

BEING the same property conveyed to Lorne Christopher Rall by deed (dated August 9, 2006) from Bobbi E. Rediker, of record #20060811,* recorded August 11, 2006, in said ~~Registraar's~~ Register's Office for said County. * # 20060811-0098923