BOX 10-A

This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 615270 DEEDQC
04/15/2021 09:14:49 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210415-0050131

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Melvin Leon Seard II and Angela Seard Trustees 960 Blue Heron Seal Beach, CA 90740	SAME	181-01-0-A-105.00 CO

I, **MELVIN L. SEARD, II AND ANGELA JOY SEARD, HUSBAND AND WIFE,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **MELVIN LEON SEARD, II aka LEON SEARD AND/OR, ANGELA SEARD, as Trustees of "THE ANGELA JOY AND LEON SEARD FAMILY TRUST" Dated: JANUARY 13, 2020,** in and to the following tract of land in Davidson County, Tennessee described as follows:

> Land in Davidson County, Tennessee, being Lot 121, SUGAR VALLEY, SECTION THREE, as shown on plat of record in Instrument No. 200004100035743, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Melvin L. Seard, II and Angela Joy Seard, husband and wife, by Warranty Deed from Shelley Bolyard-Shankle and Amy Bolyard-Shankle, recorded in Instrument No. 20150601-0050274, Register's Office for Davidson County, Tennessee.

This is improved property known as 7033 Sugarplum Road, Nashville, TN 37221.

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 5th day of April, 2021.

Melvin L. Seard, II

Angela Joy Seard

STATE OF CALIFORNIA
COUNTY OF orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melvin L. Seard, II and Angela Joy Seard , the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 5th day of April, 2021.

KELLY B.M. PELLEGRINO
Notary Public - California
Orange County
Commission # 2239515
My Comm. Expires Apr 23, 2022

Kelly BM Pellegrino
Notary Public

STATE OF CALIFORNIA
COUNTY OF orange

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 5th day of April, 2021.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 9th day of April, 2021.

Notary Public

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires August 30, 2021