Karen Johnson Davidson County
Batch# 738159 DEEDQC
10/18/2021 10:40:14 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211018-0139447

QUITCLAIM DEED

MAIL RECORDED DEED TO:

ALICIA CECCONI
222 S. MILL ST., STE. 200
NAPERVILLE, IL 60540

OWNER (SEND TAX BILLS TO):

JEAN ANN LACHER, TRUSTEE
504 COMMONS ROAD, APT. 240
NAPERVILLE, IL 60563

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JEAN A. LACHER, an unmarried woman (herein, "Grantor"), whose address is 504 Commons Road, Apt. 240, Naperville, IL 60563, hereby bargains, sells, remises, releases, quit claims and conveys to JEAN ANN LACHER, TRUSTEE, or any successors in trust, under the JEAN ANN LACHER DECLARATION OF TRUST dated December 30, 2019 and any amendments thereto (herein, "Grantee"), whose address is 504 Commons Road, Apt. 240, Naperville, IL 60563, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2525 Somerset Dr., Nashville, TN 37217

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

PIN NO: 135-16-0A-064.00-CO

This Instrument Prepared By: RAVEN PERRY-BEACH, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 28 day of SEPTEMBER, 2021.

GRANTOR:

Jean A. Lacher

STATE OF ILLINOIS
COUNTY OF DUPAGE

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jean A. Lacher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28 day of SEPTEMBER, 2021.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 12/22/2022

OFFICIAL SEAL
IAN S. HOLZHAUER
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Dec. 22, 2022

OATH OF CONSIDERATION

STATE OF ILLINOIS
COUNTY OF DUPAGE

The actual consideration for this transfer is $0.00.

Grantee:

Jean Ann Lacher Declaration of Trust dated December 30, 2019

Jean Ann Lacher
Jean Ann Lacher, Trustee

Subscribed and sworn to under oath before me, this 28 day of SEPTEMBER, 2021 by Jean Ann Lacher, as Trustee of Jean Ann Lacher Declaration of Trust dated December 30, 2019.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 12/22/2022

OFFICIAL SEAL
IAN S. HOLZHAUER
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Dec. 22, 2022

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 125 ON THE PLAN OF THE FIRST REVISION TO LOT 126 PLAN OF SUBDIVISION FOR TRACTS 8, 9, AND 10 OF NASHBORO VILLAGE AND LOTS 124, 125, AND 96 RESUBDIVISION OF LOTS 124, 125, 120 AND 96 OF PLAN OF SUBDIVISION FOR TRACTS 8, 9, AND 10 OF NASHBORO VILLAGE, OF RECORD IN INSTRUMENT NO. 20010316-0025371, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION THEREOF.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed Book as Instrument No. 20210622-0084228 on June 22, 2021.

PIN NO: 135-16-0A-064.00-CO

STREET ADDRESS: 2525 Somerset Dr., Nashville, TN 37217

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.