Karen Johnson Davidson County
Batch# 762345 DEEDQC
11/29/2021 02:21:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211129-0157246

Commitment Number: RIR21015653

After Recording, Send To:
Liberty Title & Escrow Co.
275 West Natick Road
Suite 1000
Warwick, RI 02886

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Jared B. Kroner and Lesley Hanhan Kroner, as co-Trustees of The Kroner Living Trust, U/A dated March 16, 2016:
1622 Petri Pl., San Jose, CA 95118
Joseph P. Garcia and Audrey A. Garcia, or their successor(s), as co-Trustees of the Garcia Family 2015 Revocable Living Trust, U/A dated October 9, 2015:
1636 Glenhurst Dr., San Jose, CA 95124
Brian James Bonafede and Dina Hanhan Bonafede, Trustee of the Bonafede Family Living Trust dated January 27, 2004:
1551 Dorcey Lane, San Jose, CA 95120

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
188-10-0A-267.00-CO

QUITCLAIM DEED

Exempt from Recordation Tax. Tenn. Code Sec. 67-4-409 (a)(4)

Audrey Ann Garcia, married, whose tax mailing address is 1636 Glenhurst Dr. , San Jose, CA 95124 and who conveys non homestead property, and Brian Bonafede and Dina Bonafede, a married couple, whose tax mailing address is 1551 Dorcey Lane, San Jose, CA 95120, hereinafter grantors, for $1.00 (One Dollar and Zero Cents) in consideration paid grant and quitclaim to **Jared B. Kroner and Lesley Hanhan Kroner, as co-Trustees of The Kroner Living Trust, U/A dated March 16, 2016 whose tax mailing address is 1622 Petri Pl., San Jose, CA 95118, as to an undivided proportional 1/3 interest, Joseph P. Garcia and Audrey A. Garcia, or their successor(s), as co-Trustees of the Garcia Family 2015 Revocable Living Trust, U/A dated**

October 9, 2015, whose tax mailing address is 1636 Glenhurst Dr., San Jose, CA 95124, as to an undivided proportional 1/3 interest, and Brian James Bonafede and Dina Hanhan Bonafede, Trustee of the Bonafede Family Living Trust dated January 27, 2004, whose tax mailing address is 1551 Dorcey Lane, San Jose, CA 95120, as to an undivided proportional 1/3 interest, as Tenants in Common, hereinafter grantee, the following real property:

Land in Davidson County, Tennessee, being Lot No. 267 on the Plan of Phase 7, Section 1B, Carothers Crossing of record in Plat at Instrument No. 20210120-0008752, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Property Address is: 712 Goswell Drive, Nolensville, TN 37135

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed recorded as 20210802-0103414, in the Register's Office of Davidson County, Tennessee.

Parcel ID: 188-10-0A-267.00-CO

Executed by the undersigned on November 14, 2021:

Audrey Ann Garcia

Brian Bonafede

Dina Bonafede

STATE OF California
COUNTY OF Santa Clara

The foregoing instrument was acknowledged before me on November 14, 2021 by **Audrey Ann Garcia**, **Brian Bonafede** and **Dina Bonafede** who are personally known to me or have produced California Drivers License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

CHRISTINA M. GUERRA
Notary Public - California
Santa Clara County
Commission # 2323073
My Comm. Expires Mar 30, 2024

Notary Public

State of California
County of Santa Clara

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $1.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 15 day of November, 2021.

Audrey Garcia
Affiant

Audrey Garcia
Print Name

CHRISTINA M. GUERRA
Notary Public - California
Santa Clara County
Commission # 2323073
My Comm. Expires Mar 30, 2024

(Seal)

Notary Public

My commission expires:
03/30/2024

Christina M. Guerra
Print Name

CTIC# _____

Tennessee Certification of Electronic Document

I, Rebecca Horton, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/15/2021 (date of document).

Rebecca Horton
Affiant Signature

11/15/2021
Date

State of Rhode Island

County of Kent

Sworn to and subscribed before me this 15th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 6/26/22

NOTARY'S SEAL

NICHOLAS F. IAROCCI
Notary Public-State of Rhode Island
My Commission Expires
June 26, 2022