RECORDING REQUESTED BY AND TO BE RETURNED AFTER RECORDING TO:
RYAN MICHAEL DARLING -Prepared by
3697 ARLINGTON AVENUE
RIVERSIDE, CA 92506-3938

Karen Johnson Davidson County
Batch# 766056 DEEDQC
12/02/2021 11:21:35 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20211202-0159756

MAIL LEGAL NOTICES AND TAX STATEMENTS TO:

Mail Tax Statements and Legal Notices to Owners address at bottom of this page.

(Space above this line for recorders use)

Documentary Transfer Tax $ NONE **No consideration for transfer** City of _____ or ☐ Unincorporated Area
Computed on: X Full value of property conveyed, or X Computed on full value less liens & encumbrances remaining thereon at time of sale.
Reason for exemption: **Conveyance transfers the grantor's interest into grantor's revocable living trust. Rev. & Tax. Code 11930**
Signature of declarant or agent determining tax: Ryan Michael Darling Firm name: Ryan Michael Darling

Exemption reason declared pursuant to Government Code 27388.1

☐ This is a document recorded in connection with a transfer that is subject to the imposition of documentary transfer tax. Document reference #_____

☐ This document is a transfer of real property that is a residential dwelling to an owner-occupier.

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE FOLLOWING GRANTOR(S):	APN#: 085 04 0A 460.00
Bryan D. McBride and Janine McBride, husband and wife	

and in whatever form of name and in whatever capacity Grantor(s) hold title to this property

HEREBY REMISE, RELEASE, AND FOREVER QUITCLAIM TO THE FOLLOWING GRANTEE(S):

TO THE TRUSTEE(S) (OR TO ANY SUCCESSOR TRUSTEE(S)) OF THE TRUST COMMONLY KNOWN AS FOLLOWS:

NAME OF TRUSTEE(S):	Bryan Dwayne McBride and Greta Janine McBride
NAME OF TRUST:	Family Trust of Bryan Dwayne McBride and Greta Janine McBride
DATE OF TRUST DOCUMENT:	December 3, 2012

THE REAL PROPERTY SITUATED AS FOLLOWS:

CITY OF:		COUNTY OF:	Davidson	STATE OF:	Tennessee

SAID REAL PROPERTY IS DESCRIBED AS FOLLOWS:

See Legal Description on Exhibit "A" attached hereto.

Signature:		Signature:	
NAME:	BRYAN D. MCBRIDE	NAME:	JANINE MCBRIDE
DATE:	NOVEMBER 23, 2021	DATE:	NOVEMBER 23, 2021

Mail Tax and Legal Notices to:	Mr. & Mrs. Bryan McBride, 4949 Riverbank Drive, Hermitage, TN 37076

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CERTIFICATE OF ACKNOWLEDGMENT 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,
County of: Riverside } SS

On November 23, 2021 before me Ryan Michael Darling

a Notary Public personally appeared:

Bryan D. McBride and Janine McBride

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.

Signature

NOTARY PUBLIC

SEAL:

RYAN MICHAEL DARLING
Notary Public - California
Riverside County
Commission # 2306972
My Comm. Expires Oct 21, 2023

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 460, on the Plan of The Reserve at Stone Hall (Formerly Eversong at Ravenwood), Phase 2, Section 2, as shown on Plat of record in Instrument No. 20190211-0012587, in the Register's Office, Davidson County, State of Tennessee, to which Plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Stephen Lazarus and Felicia Lazarus, husband and wife, by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona Corporation, of record in Instrument No. 20191126-0121872, in the Register's Office of Davidson County, Tennessee, dated November 22, 2019 and recorded on November 26, 2019.

The execution of this instrument is effected by the signature of Felicia Lazarus as Attorney-in-fact for Stephen Lazarus, which Power of Attorney is recorded in Instrument Number 20201214014727O, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of DAVIDSON taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Reserve at Stone Hall (Formerly Eversong at Ravenwood), Phase 2, Section 2, as recorded in Plat Instrument No. 20190211-0012587.

Easement for Flowage, recorded in Book 2244, Page 399.

Easement for Water Line, recorded in Book 4212, Page 147.

Easement for Ingress and Egress, recorded in Book 7292, Page 968.

Easement for Conservation Greenway, recorded in Instrument No. 20011024-0116287.

Easement for Water Mains and Appurtenances, recorded in Instrument No. 20030328-0040734.

Easement for Right of Way, recorded in Instrument No. 20090421-0036252.
Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20100720-0056497 and Instrument No. 20100720-0056521.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems is recorded in Instrument No. 20170419-0038221.

This is improved property located at 4949 Riverbank Drive Hermitage TN 37076

Current source of title # 20201214-0147271 ROD C