Karen Johnson Davidson County
Batch# 770314 DEEDQC
12/08/2021 01:54:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211208-0162881

Commitment Number: 26123610
Seller's Loan Number: 0564360857

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Kimberly Campbell, as Trustee of The Cavalleri House Trust, pursuant to Declaration of Revocable Holding Trust dated April 6, 2005, 827 Battery Ln., Nashville, TN 37220

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13214002800

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Stanley Schneider, as Trustee of The Cavalleri House Trust, pursuant to Declaration of Revocable Holding Trust dated April 6, 2005, whose mailing address is **827 Battery Ln., Nashville, TN 37220**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Kimberly Campbell, as Trustee of The Cavalleri House Trust, pursuant to Declaration of Revocable Holding Trust dated April 6, 2005**, hereinafter grantee, whose tax mailing address is **827 Battery Ln., Nashville, TN 37220**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being Lot 1, PLAN OF H. G. LOWE'S SUBDIVISION, as shown on plat of record in Plat Book 1424, Page 46, 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 parcel conveyed to Stanley Schneider, as Trustee of The Cavalleri House Trust, pursuant to Declaration of Revocable Holding Trust dated April 6, 2005 from Mickie Marberry, by virtue of a deed dated 12/18/2013, recorded 12/19/2013, in deed as instrument no. 20131219-0128289 county of Davidson, state of Tennessee.

Assessor's Parcel No: 13214002800

Property Address is: 827 Battery Ln., Nashville, TN 37220

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20131219-0128289 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 13214002800

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on DECEMBER 2, 2021 ~~2019~~:

Stanley Schneider, as Trustee of The Cavalleri House Trust, pursuant to Declaration of Revocable Holding Trust dated April 6, 2005

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

The foregoing instrument was acknowledged before me on DECEMBER 2, 2021 by **Stanley Schneider, as Trustee of The Cavalleri House Trust, pursuant to Declaration of Revocable Holding Trust dated April 6, 2005** who is personally known to me or has produced A VALID CALIFORNIA ID as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

CLAUDIO SERRA
Notary Public – California
Los Angeles County
Commission # 2229175
My Comm. Expires Feb 15, 2022

State of PA
County of ALLEGHENY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me

This 6TH day of December, 2021.

Marsha Davidson
Affiant

MARSHA DAVIDSON
Print Name

(Seal)

Notary Public

My commission expires:

5/4/2022

Lissette Anne Moree
Print Name

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries

Tennessee Certification of Electronic Document

I, Tabitha Williams 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 _____ (date of document).

Affiant Signature

Dec 6, 2021

Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 6th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anno Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries