R. C. SINGH
Notary Public - California
Santa Clara County
Commission # 2306779
My Comm. Expires Oct 21, 2023

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 Santa Clara, Subscribed and sworn to (or affirmed) before me on this 04 day of DEC 2021 by MARIE L. MIRANDA proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Signature of Notary)

**THIS INSTRUMENT PREPARED BY**

**AND WHEN RECORDED MAIL TO:**

**MUSIC CITY ESTATE LAW**
**1650 MURFREESBORO ROAD**
**SUITE 208**
**FRANKLIN, TN 37067**
**(615) 628-7775**

Karen Johnson Davidson County
Batch# 774127 DEEDQC
12/15/2021 11:24:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211215-0165627

STATE OF CALIFORNIA )

COUNTY OF SANTA CLARA )

The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust.

Marie L Miranda
Affiant

Subscribed and sworn to before me, this 04 day of December 2021.

Notary public

My commission Expires: OCT 4, 2023

# QUITCLAIM DEED

| Address New Owner: | Send Tax Bills to: | Map-Parcel #: |
|---|---|---|
| Marie Lim Miranda<br>1269 Poplar Avenue #206<br>Sunnyvale, CA 94086 | Marie Lim Miranda<br>1269 Poplar Avenue #206<br>Sunnyvale, CA 94086 | 07108030900 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Marie L. Miranda, does hereby quitclaim, transfer and convey unto Marie Lim Miranda, Trustee of the Marie L. Miranda Trust, dated September 30, 2021, all of her right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Joywood of record in Plat Book 974, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marie L. Miranda, from Tennessee Housing Development Agency, by Warranty Deed dated July 3, 2014, and recorded on August 1, 2014, as Document No. 20140801-0068757, Registers Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 403 Edwin Street, Nashville, Tennessee 37207

Witness my hand this 4 day of December 2021.

marie l. miranda

Marie L. Miranda, Grantor

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STATE OF CALIFORNIA )

COUNTY OF SANTA CLARA )

On December 04, 2021 before me, R. C. SINGH, Notary Public, personally appeared MARIE L. MIRANDA, 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.

R. C. SINGH
Notary Public - California
Santa Clara County
Commission # 2306779
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Signature _____ (Seal)