Karen Johnson Davidson County
Batch# 878982 DEEDQC
06/27/2022 02:39:46 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20220627-0073622

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ ZERO
, Affiant
Subscribed and sworn before me this the
27 Day of June, 2022.
, Deputy Register

Prepared By and After Recording Return to: Jeffery D. Hermann, 884 San Simeon Road, Arcadia, CA 91007 jeffhermann@gmail.com (626) 574-1774; (213) 308-0034 (cell)	
Send Tax Bills to Owner's Address:	**Map – Parcel Numbers**
Jeffery D. Hermann, Trustee	Parcel ID:
884 San Simeon Road	098060B14000CO
Arcadia, CA 91007	

QUITCLAIM DEED

(June, 2022)

STATE OF TENNESSEE
DAVIDSON COUNTY

For and in consideration of the sum of One Dollar ($1.00) in hand paid by the hereinafter named Grantees to the hereinafter named Grantors, and for other good and valuable consideration, the receipt and adequacy is hereby acknowledged, we

Lindsey Hermann, an unmarried woman, and Jeffery D. Hermann and Fran D. Hermann, husband and wife,

hereinafter called the **"Grantors"** do hereby transfer, convey, remise, release and forever quitclaim to:

Lindsey C. Hermann, an unmarried woman as to an undivided 50% interest; and Jeffery D. Hermann and Fran D. Hermann, as trustees of the Jeff and Fran Hermann Family Trust dated September 27, 2018 as to an undivided 50% interest; both as tenants in common

hereinafter called the **"Grantee(s)"** and their heirs and assigns, all the right, title, interest, and claim of the Grantors in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Unit 133-D-B, on the plan of Bridgewater, Phase 2, Section "A" Villa Units lots 119D through 135D as shown on the First Amendment to Supplemental Declaration of Covenants, Conditions, and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Annexing Phase 2, Section A, of record in Instrument 20071023-0125250 and Supplemental Declaration of Covenants, Conditions and Restrictions of record in Instrument 20051122-0141076 and as shown on plat of record in Instrument 20061207-0151485, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Scott Benefield and Lauren Elizabeth Benefield by deed from Frank Batson Homes, Inc., of record in Instrument 20140630-0057019, said Register's Office, dated June 27, 2014.

Being the same property conveyed to Lindsey Hermann, an unmarried woman, and Jeffery Hermann and Fran D. Hermann, husband and wife, by deed from Scott Benefield and wife, Jennifer Benefield and Lauren Elizabeth Benefield, of record in Instrument 20160728-0077649, in said Register's Office, dated July 28, 2016.

This is improved real property known as 1203 Chickadee Circle, Hermitage, TN 37076.

The actual consideration or true value, whichever is greater, for this transaction is $1.00.

Jeffery D. Hermann
884 San Simeon Road
Arcadia, CA 91007

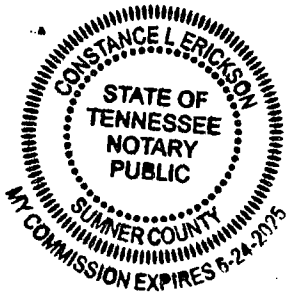
Fran D. Hermann
884 San Simeon Road
Arcadia, CA 91007

Lindsey Hermann
1203 Chickadee Circle
Hermitage, TN 37076

DAVIDSON COUNTY, TENNESSEE NOTARY ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lindsey Hermann whose name is signed to the foregoing instrument, and who is known to me, (or proved to me on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day set forth immediately below.

Given under my hand this 17 day of June, 2022.



Notary Public

My Commission Expires: 6/24/25

CALIFORNIA NOTARY ACKNOWLEDGMENT

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 Los Angeles

On June 13, 2022, before me, Graciela Feld, Notary Public (name and title of officer), personally appeared Jeffery Daniel Hermann and Fran Davis Hermann, 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 ~~they~~ executed the same, 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 _____ (~~Seal~~)

GRACIELA FELD
Notary Public - California
Los Angeles County
Commission # 2351320
My Comm. Expires Apr 10, 2025