PREPARED BY AND
RETURN TO:

Charles A. Larson
Law Offices of Charles A. Larson
1049 Havenhurst Dr. No. 91
West Hollywood, CA 90046

Karen Johnson Davidson County
Batch# 896982 DEEDQC
08/01/2022 01:16:54 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220801-0087304

GRANTEE ADDRESS AND
MAIL TAX STATEMENTS TO:
Denis Wohlgemuth and Nicholas P. Smart, Trustees
7448 Jordan Ave.
Canoga Park, CA 91303

Parcel ID: 13616001800

QUITCLAIM DEED

FOR NO CONSIDERATION, NICHOLAS P. SMART, hereby REMISES, RELEASES and QUITCLAIMS to DENIS WOHLGEMUTH and NICHOLAS P. SMART, as Trustees of the WOHLGEMUTH SMART LIVING TRUST created under Declaration of Trust dated July 23, 2022, the following described improved real property situated in the County of Davidson, State of Tennessee, commonly known as 3582 Gondola Dr., Antioch, TN 37013, and more particularly described as follows, to wit:

BEING Lot No. 37-B, on the Plan of Zone Lot Division, Lot 37, Chelsea of Priest Lake, Section One-A, of record in Plat Book 6250, Page 86, amending Plat Book 5200, Page 696, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Nicholas P. Smart by deed from Patricia A. Frost and husband, Jack N. Frost, of record in Instrument 20100412-0027409, dated April 9, 2010, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 6213, Page 806, amended in Book 6298, Page 539, said Register's Office.

This conveyance is made subject to: (1) 2022 taxes, which have been assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 86, amending Plat Book 5200, Page 696, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

This is improved property known as 3582 Gondola Dr., Antioch, TN 37013

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

The express purpose of this conveyance is to transfer to a revocable living trust created by the Grantors.

WITNESS my/our hands this 23rd day of July, 20__.

NICHOLAS P. SMART

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 July 23, 2022, before me, Charles A-Larson, a Notary Public, personally appeared, NICHOLAS P. SMART, 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: _____

(Seal)

CHARLES A. LARSON
Commission No. 2287046
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires MAY 27, 2023

AFFIDAVIT OF VALUE

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)
) ss.
County of Los Angeles)

The actual consideration or true value, whichever is greater, for this transfer is $0.00.

NICHOLAS P. SMART

Sworn to and subscribed before me this 23rd day of July, 2022.

Signature: Charles A. Larson

My commission expires: 5/27/23

CHARLES A. LARSON
Commission No. 2287046
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires MAY 27, 2023