PREPARED BY
Gerald L. Kane, Esq.
16255 Ventura Blvd. Suite 510
Encino, CA 91436

After recording return to:
John B. Hedberg and Laura L. Hedberg
85 Governors Way
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 918877 DEEDQC
09/20/2022 09:00:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220920-0104405

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QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **John Hedberg** and **Laura Hedberg**, Husband and Wife, hereinafter referred to as "Grantors", do hereby demise, release and forever quitclaim unto **John B. Hedberg and Laura L. Hedberg**, Trustees and their successors in trust of the Hedberg Family Living Trust dated June 5, 2006, and any amendments thereto, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 5715 on the Plan of Brentwood Trace Condominiums of record in Plat Book 5200, Page 261 and described in Master Deed of record in Book 5524, Page 415, as amended in Book 5545, Page 510, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Commonly Known As: 5715 Brentwood Trce, Brentwood, TN 37027

APN: 160-14-0B-015-00

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

The source of title in Grantor(s) is by Warranty deed recorded in the office of the Register of Deeds as Instrument Number 20211221O168434, of Davidson County, Tennessee.

WITNESS Grantor(s) hand(s) this the 9th day of June, 2022.

Grantor
John Hedberg

Grantor
Laura Hedberg

State of Tennessee
County of Davidson

On this 09 day of June, 2022, before me personally appeared John Bryant Hedberg and Laura L. Hedberg to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 09 day of June, 2022.

Ashley Bergman
Notary's Signature

Seal

ASHLEY BERGMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 09/08/2025

My Commission Expires Sept. 8, 2025

Grantor(s) Name, Address, phone:
John B. Hedberg and Laura L. Hedberg
85 Governors Way
Brentwood, Tennessee 37027

Grantee(s) Name, Address, phone:
John B. Hedberg and Laura L. Hedberg
85 Governors Way
Brentwood, Tennessee 37027
SEND TAX STATEMENTS TO GRANTEE

Maximum principal indebtedness for Tennessee recording tax purposes is 0.

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 215,525.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

This is a transfer without consideration to a revocable living trust where the Grantors hold the same proportional interests.

Subscribed and sworn to before me
This 9th day of June, 2022.

Affiant
John Bryant Hedberg

State of Tennessee
County of Davidson

On this 09 day of June, 2022, before me personally appeared John Bryant Hedberg, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 09 day of June, 2022.

Ashley Bergman
Notary's Signature

Seal ASHLEY BERGMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 09/08/2025

My Commission Expires Sept. 8, 2025

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Joe Lim, do hereby make oath that I am 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 June 9, 2022 (date of document).

Dated: September 19, 2022

Joe Lim, Affiant

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) S.S.

SUBSCRIBED AND SWORN TO (or affirmed) before me, on this 19th day of September, 2022, by JOE LIM proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

YURI REYES
Notary Public - California
Los Angeles County
Commission # 2285791
My Comm. Expires May 17, 2023

(Place Notary Seal Above)