Karen Johnson Davidson County
Batch# 1021063 DEEDQC
06/29/2023 02:20:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230629-0049867

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF CALIFORNIA) COUNTY OF _____) The actual consideration for this transfer is $--NONE--. Richard Eliot Gershman, Trustee, Affiant Subscribed and sworn to before me, this _____ day of _____, 2023. _____ Notary Public My Commission Expires: _____ See attached

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Richard Eliot Gershman and/or Candace Lee Jinnette Gershman, Trustees 772 Greeley Drive Nashville, TN 37205	SAME	102-16-43.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Richard Eliot Gershman and wife, Candace Lee Jinnette Gershman**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust

CALIFORNIA JURAT WITH AFFIANT STATEMENT GOVERNMENT CODE § 8202

☐ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], not Notary)

1
2
3
4
5
6

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

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

Subscribed and sworn to (or affirmed) before me

on this 29th day of June, 2023,
by *Date* *Month* *Year*

(1) RICHARD ELIOT GERSHMAN

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

MARTIN E. NOVALES
Notary Public - California
Los Angeles County
Commission # 2401451
My Comm. Expires Apr 20, 2026

Place Notary Seal and/or Stamp Above

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: QUITCLAIM DEED

Document Date: 6/29/23 Number of Pages: 2

Signer(s) Other Than Named Above: _____

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established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Richard Eliot Gershman and/or Candace Lee Jinnette Gershman, Trustees of the Richard & Candace Gershman Living Trust, established by the Revocable Trust Agreement of Richard Eliot Gershman and Candace Lee Jinnette Gershman dated April 24, 2023**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 29th day of June, 2023.

Richard Eliot Gershman

Candace Lee Jinnette Gershman

STATE OF CALIFORNIA)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Eliot Gershman and Candace Lee Jinnette Gershman, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this _____ day of _____, 2023.

My Commission Expires: _____

_____
Notary Public

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

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 Jun 29, 2023 before me, MARTIN E NOVALES,
Date *Here Insert Name and Title of the Officer*

personally appeared RICHARD ELIOT GERSHMAN and
Name(s) of Signer(s)
CANDACE LEE JANETTE GERSHMAN,

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.

MARTIN E. NOVALES
Notary Public - California
Los Angeles County
Commission # 2401451
My Comm. Expires Apr 20, 2026

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 _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: QUITCLAIM DEED

Document Date: 6/29/23 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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EXHIBIT A

Legal Description

Land in Davidson County, Tennessee and being all of Lot No. 229, on the Plan of Hillwood Estates, Section 10, according to plat and survey of same appearing of record in Book 2331, pages 95 and 96, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot. Said Lot No. 229 fronts 150 feet on the easterly side of Greeley Drive and extends back 298.5 feet on the northerly line and 299.8 feet on the southerly line in the rear, measuring 150 feet therein.

Being the same property conveyed to Richard Gershman and Candace Jinnette-Gershman, husband and wife, by deed from Reid A. Garrett and Patricia Garrett, of record as Instrument No. 20170613-0058992, as further corrected by Scrivener's Affidavit, Instrument No. 20230426-0030581, Register's Office for Davidson County, Tennessee.

Richard Eliot Gershman and Richard Gershman are one and the same person. Candace Lee Jinnette Gershman and Candace Jinnette-Gershman are one and the same person.

This is improved property known as 772 Greeley Drive, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 6/29/23.

6/29/23
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 29th day of June, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

