Karen Johnson Davidson County
Batch# 1022382 DEEDQC
07/03/2023 03:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230703-0051045

| | |
|---|---|
| **THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.** | STATE OF TN<br>COUNTY OF Sumner<br>The actual consideration or value, whichever is greater, for this transfer is $-0.<br>Affiant<br>Subscribed and sworn to before me, this 3rd day of July, 2023.<br>Notary Public<br>My commission expires: 03/01/2025 |

**THIS INSTRUMENT WAS PREPARED BY:**
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK
NASHVILLE, TN 37211

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

# QUITCLAIM DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Blaine S. Talmo, Trustee** | **New Owner** | **06301003900** |
| **P.O. Box 803233** | | |
| **Santa Clarita, CA 91380** | | |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Blaine S. Talmo, unmarried,** GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **Blaine S. Talmo, Trustee of the Talmo Trust Dated September 13, 2019,** herein called "GRANTEE(S)", his successors, heirs and assigns all of his right, title and interest in and to a certain tract or parcel of land described as follows:

**Land in Davidson County, Tennessee, being Lot No. 13, on the Plan of Lazy Acres, of record in Book 3500, Page 146, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.**

**Being the same property conveyed to Blaine S. Talmo, unmarried, by Warranty Deed from David C Blood and wife, Virginia L Blood, dated April 21, 2022 and recorded April 29, 2022, of record in Instrument No. 20220429-0049571, in the Register's Office of Davidson County, Tennessee.**

This is **improved** property known as: **1400 Brannon Drive, Madison, TN 37115**

WITNESS my/our hand(s) this 26 day of JUNE, 2023.

Blaine S. Talmo
**Blaine S. Talmo**

**STATE OF** California

**COUNTY OF** Los Angeles

Personally appeared before me, a Notary Public of said County and State, **Blaine S. Talmo,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of June, 2023.

Notary Public

My Commission Expires: 02-03-2025

SARAH ELIZABETH KENDIG
Notary Public - California
Los Angeles County
Commission # 2345075
My Comm. Expires Feb 3, 2025

**Tennessee Certification of Electronic Document**

I, Jennifer Russell, 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 6/26/23 (date of document).

Jennifer Russell
Affiant Signature

7/3/23
Date

State of Tennessee

County of Sumner

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Sworn to and subscribed before me this 3rd July day of ~~June,~~ 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL