Karen Johnson
Batch # 1090075
01/10/2024 08:39:22 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20240110-0002005

QUITCLAIM DEED

MAIL RECORDED DEED TO:

MAGGIE WILSON, ESQ.
WEINSTOCK MANION, A LAW CORPORATION
1875 CENTURY PARK EAST
SUITE 2000
LOS ANGELES, CA 90067

OWNER (SEND TAX BILLS TO):

JOHN MARK SEVERINO
JOHN DYLAN SEVERINO
603 S. 9TH STREET
NASHVILLE, TN 37206

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, J. MARK SEVERINO, an unmarried man (herein, "Grantor"), whose address is 603 S. 9th Street, Nashville, TN 37206, hereby bargains, sells, remises, releases, quit claims and conveys to JOHN MARK SEVERINO, an unmarried man, and JOHN DYLAN SEVERINO, an unmarried man, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 603 S. 9th Street, Nashville, TN 37206, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 603 S. 9th Street, Nashville, TN 37206

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

PIN NO: 09304011100

This Instrument Prepared By: REGINALD P. HARRION, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 22nd day of December, 2023.

GRANTOR:

J. Mark Severino

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.

ACKNOWLEDGMENT

State of California
County of Los Angeles)

On December 22, 2023 before me, Karri A. Loud personally appeared J. MARK SEVERINO, 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.

KARRI A. LOUD
Notary Public - California
Alameda County
Commission # 2377472
My Comm. Expires Oct 5, 2025

Signature _____ (Seal)

OATH OF CONSIDERATION

STATE OF California
COUNTY OF LOS ANGELES

The actual consideration or value, whichever is greater, for this transfer is $50.00.

Grantee:

Grantee signature: _____
John Mark Severino

Subscribed and sworn to under oath before me, this 22nd day of December, 2023 by John Mark Severino.

[Affix Notary Seal]

KARRI A. LOUD
Notary Public - California
Alameda County
Commission # 2377472
My Comm. Expires Oct 5, 2025

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/5/2025

Grantee:

Grantee signature: _____
John Dylan Severino

Subscribed and sworn to under oath before me, this 22nd day of December, 2023 by John Dylan Severino.

[Affix Notary Seal]

KARRI A. LOUD
Notary Public - California
Alameda County
Commission # 2377472
My Comm. Expires Oct 5, 2025

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/5/2025

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot 30, Plan of Shelby Hills Subdivision, as shown on plat of record in Plat Book 3600, Page 17, amended in Book 3926, page 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed as Instrument No. 20201223-0152692 on December 23, 2020.

PIN NO: 09304011100

STREET ADDRESS:

603 S. 9th Street, Nashville, TN 37206

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.