THIS INSTRUMENT PREPARED BY: EVANS & DAVIS, PLLC 211 N. BROADWAY EDMOND, OK 73034 (866) 708-2335	

Karen Johnson Davidson County
Batch# 1213736 DEEDQC
12/10/2024 11:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241210-0095792

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Eric Santagada 345 Miramontes Rd. Woodside, CA 94062	Eric Santagada 345 Miramontes Rd. Woodside, CA 94062	097 08 0 041 00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Diane Saliba Ault, a single person, and Diane S. Ault, Trustee of the Morningstar Living Trust dated August 14, 2024, do hereby quitclaim, transfer and convey unto, Eric Santagada, a single person, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 232 on the Plat of Revised Resubdivision of Lots 231 and 232 Lake Park, Section 6, of record in Book 5190, Page 2, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 232 fronts 47.71 feet on the westerly margin of Canberra Court and extends back 165.64 feet on the northeasterly line and 135.0 on the southerly line to a broken line in the rear, measuring 188.50 feet thereon.

Being the same property erroneously conveyed to Diane S. Ault, Trustee of the Morningstar Living Trust dated August 14, 2024 by Quit Claim Deed dated August 14, 2024 from Diane Saliba Ault of record in Instrument No. 20241003-0076828, Registers Office of Davidson County, Tennessee. Also see Warranty Deed to Eric Santagata from Diane Saliba Ault dated June 25, 2024 of record in Instrument No: 20240627-0048236, Register's Office of Davidson County, Tennessee.

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

Property Address: 309 Canberra Court, Hermitage, TN 37076

Witness my hand this 3rd day of Dec, 2024.

Diane Saliba Ault, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF Lawrence)

Personally appeared before me, Kim Fincher, Notary Public, Diane Saliba Ault, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, December 3rd, 2024.

[Seal] KIM FINCHER STATE OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY

Kim Fincher, Notary Public
My commission expires: 12-5-2027

Diane S. Ault, Trustee of the Morningstar Living Trust dated August 14, 2024, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF Lawrence)

Personally appeared before me, Kim Fincher, Notary Public, Diane S. Ault, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, Dec. 3, 2024.

[Seal] KIM FINCHER STATE OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY

Kim Fincher, Notary Public
My commission expires: 12-5-2027

I affirm that the actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me, this 3rd day of December, 2024.

KIM FINCHER STATE OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY

Kim Fincher, Notary Public
My commission expires: 12-5-2027