Karen Johnson Davidson County
Batch# 1220090 DEEDQC
12/26/2024 02:47:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241226-0099936

QUITCLAIM DEED

MAIL RECORDED DEED TO:

SARAH J. KASENTER
LAW OFFICE OF PATRICK J.
MCANDREWS, P.C.
4318-A W. CRYSTAL LAKE ROAD
MCHENRY, IL 60050

OWNER (SEND TAX BILLS TO):

WILLIAM M. DASILVA, TRUSTEE
850 CASCADE FALLS DRIVE
ELGIN, IL 60124

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, WILLIAM DASILVA, an unmarried man (herein, "Grantor"), whose address is 850 CASCADE FALLS DRIVE, ELGIN, IL 60124, hereby bargains, sells, remises, releases, quit claims and conveys to WILLIAM M. DASILVA, TRUSTEE, or any successors in trust, under the WILLIAM M. DASILVA REVOCABLE TRUST dated October 1, 2024 and any amendments thereto (herein, "Grantee"), whose address is 850 CASCADE FALLS DRIVE, ELGIN, IL 60124, 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: 906 FOREST DALE, HERMITAGE, TN 37076

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

WITNESS my hand and seal this 31 day of October, 2024

PIN NO: 074 04 0 083.00

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

GRANTOR:

William D Silva

WILLIAM DASILVA

STATE OF IL
COUNTY OF Kane

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, WILLIAM DASILVA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31 day of October, 2024.

[Affix Notary Seal]

"OFFICIAL SEAL"
NEREYDA ORTEGA
Notary Public, State of Illinois
Commission No. 993975
My Commission Expires July 22, 2028

Nereyda Ortega

SIGNATURE OF NOTARY PUBLIC

My commission expires: July 22, 2028

OATH OF CONSIDERATION

STATE OF IL
COUNTY OF Kane

The actual consideration for this transfer is* William M. DaSilva Revocable Trust
*zero dollars from

Grantee:

WILLIAM M. DASILVA REVOCABLE TRUST dated October 1, 2024

William D Silva
WILLIAM M. DASILVA, Trustee

Subscribed and sworn to under oath before me, this 31 day of October, 2024 by WILLIAM M. DASILVA, as Trustee of WILLIAM M. DASILVA REVOCABLE TRUST dated October 1, 2024.

[Affix Notary Seal]

"OFFICIAL SEAL"
NEREYDA ORTEGA
Notary Public, State of Illinois
Commission No. 993975
My Commission Expires July 22, 2028

Nereyda Ortega
SIGNATURE OF NOTARY PUBLIC
My commission expires: July 22, 2028

EXHIBIT A

[Legal Description]

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Section Twelve, Hermitage Hills, of record in Plat Book 4675, Page 125, Register's Office for Davidson County, Tennessee, to which plan reference is herby made for a more complete description of the property.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4675, Page 125, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4820, Page 611, amended in Book 4960, Page 506, Book 4969, Page 667, Register's Office for said County.

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, as Instrument No. 20200220-0018875 on February 20, 2020.

PIN NO: 074 04 0 083.00

STREET ADDRESS: 906 FOREST DALE, HERMITAGE, TN 37076

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.

24-096731 (AWG)

Tennessee Certification of Electronic Document

I, Shelley Bryant, 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 10/31/2024 (date of document).

S. Bryant
Affiant Signature

12/23/2024
Date

State of Florida

County of Hillsborough

Sworn to and subscribed before me this 23 day of December, 2024.

Angela N. Guiler
Notary's Signature

MY COMMISSION EXPIRES: 9/20/2025

NOTARY'S SEAL

Notary Public State of Florida
Angela N Guiler
My Commission
HH 156837
Exp. 9/20/2025