Davidson County DEEDQC
Recvd: 04/06/06 10:57 3 pgs
Fees:17.00 Taxes:0.00
20060406-0039619

This Instrument Prepared By:
Mark A. Ellmore, Attorney
1821 Old Murfreesboro Pike
Nashville, TN 37217

QUITCLAIM DEED

For and in consideration of Ten Dollars and 00/100 ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Paul A. Bickford**, by these presents do hereby quitclaim and convey to **Southern Property Group, LLC**, all of my right, title, life estate and interest in and to the following described tract of land to wit:

Land in Davidson County, Tennessee, being Unit No. 39 on the Plan of Rutledge House Condominiums of record in Book 6200, Page 318, as revised in Book 11700, Page 26, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description

Being the same property conveyed to Paul A. Bickford, a married man, by Warranty Deed from Terry Rose, of record as Instrument No. 20051102-0132864, Register's Office for Davidson County, Tennessee.

This is improved property is known as **10 Middleton Street, Nashville, TN 37210.**

This conveyance is subject to any and all existing restrictions, easements, and setback lines of record.

The above referenced property is not the primary residence of the Grantor.

WITNESS my hand and seal on this 6 day of March, 2006.

Paul A. Bickford — March 6, 2006

STATE OF CALIFORNIA
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul A. Bickford, the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office, this _____ day of _____, 2006.

My commission expires: _____ Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Orange } ss.

On March 6th, 2006 before me, N. J. Al-Himyary,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Paul A. Bickford,
Name(s) of Signer(s)

☐ personally known to me
☒ 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.

N. J. AL-HIMYARY
COMM. # 1631942
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
COMM. EXPIRES DEC. 20, 2009

WITNESS my hand and official seal.

N. J. Al-Himyary
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Quit-Claim Deed

Document Date: 3/6/06 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

☒ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

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STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value, whichever is greater, for this transfer is $-0-, which is paid for the property herein conveyed.

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this the 6th day of March, 2006.

Notary Public

My commission expires:
11/25/06

ADDRESS OF NEW OWNERS:
Paul and Kendis Bickford
21855 D'Baglio Way
Yorba Linda, CA 92887

SEND TAX BILLS TO:
Greenpoint Mortgage Funding
3650 Mansell Rd. #440
Alpharetta, GA 30022

Map/Parcel:
93-11-C-39.00-CO

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Middleton