Davidson County DEEDQC
Recvd: 07/11/07 11:15 3 pgs
Fees:17.00 Taxes:0.00

20070711-0082581

After Recording Return To:

Lenders First Choice
Attn: Recording Dept.
3803 Parkwood Blvd. Ste 100
Frisco, TX 75034

This Instrument Prepared By:
M. Powell, Esquire BOPR# 5372
Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

Map & Parcel:
160-11-0-A08-50-0C0

QUIT CLAIM DEED

[this deed is being executed to add a spouse to title]

New Owner/ Property Being Conveyed
ANGELA COSTARAKIS
MATTHEW GERALD COSTARAKIS, II
5516 Hearthstone Lane
Brentwood, TN 37027

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 16th day of JUNE, 2007, between MATTHEW GERALD COSTARAKIS, II, joined by his wife, ANGELA COSTARAKIS, residing at 5516 Hearthstone Lane, Brentwood, Tennessee 37027-4354, hereinafter referred to "**Party of the First Part**" and MATTHEW GERALD COSTARAKIS, II and ANGELA COSTARAKIS, husband and wife, hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 85, ON THE PLAN OF PHASES II, III AND IV, HEMMINGWOOD, OF RECORD IN PLAT BOOK 6900, PAGES 7 AND 8, AS AMENDED IN PLAT BOOK 7431, PAGE 211, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION THEREOF.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS

36-02304334

CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY.

SOURCE OF TITLE IS DOCUMENT NO. 20040324-0033265 (RECORDED 03/24/04)

Property Address: 5516 Hearthstone Lane, Brentwood, Tennessee 37027-4354

The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

MATTHEW GERALD COSTARAKIS, II

MARNA LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: FEB. 23, 2010

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 16 day of June, 2007, before me personally appeared MATTHEW GERALD COSTARAKIS, II, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Marna Lawson
NOTARY PUBLIC

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $0.00.

MATTHEW GERALD COSTARAKIS, II

Subscribed and sworn to before me

this the 16 day of June, 2007.

Marna Lawson
NOTARY PUBLIC My Commission expires:
Feb. 23 2010

MARNA LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: FEB. 23, 2010

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

ANGELA COSTARAKIS

MARNA LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: FEB. 23, 2010

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 16 day of June, 2007, before me personally appeared **ANGELA COSTARAKIS**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as his free act and deed.

Marna Lawson
NOTARY PUBLIC

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $0.00.

ANGELA COSTARAKIS

Subscribed and sworn to before me

this the 16 day of June, 2007.

Marna Lawson
NOTARY PUBLIC My Commission expires:
Feb. 23 2010

MARNA LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: FEB. 23, 2010

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.