Davidson County DEEDQC
Recvd: 12/13/07 09:48 5 pgs
Fees:27.00 Taxes:0.00
20071213-0143476

QUITCLAIM DEED

THIS INDENTURE, made and entered into as of the 1 day of October, 2007, by and between

CATHERINE A. BLACK and RICHARD A. BLACK and PATRICIA A. BLACK,

Hereinafter referred to as Grantor, and

RICHARD A. BLACK and PATRICIA A. BLACK,
2025 WOODMONT BLVD. APT 326, NASHVILLE, TN 37215
Hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of ONE DOLLAR ($1.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby DEMISE, RELEASE AND FOREVER QUITCLAIM unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:
This conveyance is between parents and child for actual consideration and is exempt from Deed Transfer Tax
SEE ATTACHED EXHIBIT "A"

The source of title in Grantor is by deed recorded in the office of the Register of Deeds in Book _____, at page _____, Instrument Number 20051118-0139878, of Davidson County, Tennessee.

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

WITNESS, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

_____ CATHERINE A. BLACK

_____ ~~RICHARD A. BLACK~~

_____ ~~PATRICIA A. BLACK~~

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, CATHERINE A. BLACK, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 1 day of October, 2007.

PEGGY L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
Expires JULY 5, 2011

_____
Notary Public
Commission expires: 7-05-11

Mail to:
Recordings Requested by &
When Recorded Return To:
US Recordings, Inc.
2925 Country Drive Ste 201
St. Paul, MN 55117
42132479-01

QUITCLAIM DEED

THIS INDENTURE, made and entered into as of the 1st day of October, 2007, by and between

CATHERINE A. BLACK and RICHARD A. BLACK and PATRICIA A. BLACK,

Hereinafter referred to as Grantor, and

RICHARD A. BLACK and PATRICIA A. BLACK,

Hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of ONE DOLLAR ($1.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby DEMISE, RELEASE AND FOREVER QUITCLAIM unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:
This conveyance is between parents and child for actual consideration and is exempt from Deed Transfer Tax
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WITNESS, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

_____ CATHERINE A. BLACK

_____ RICHARD A. BLACK

_____ PATRICIA A. BLACK

STATE OF TN }
COUNTY OF _____ }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, CATHERINE A. BLACK, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the _____ day of _____, _____.

_____
Notary Public
Commission expires: _____

STATE OF Virginia)
COUNTY OF Loudoun)

Personally appeared before me, the undersigned notary public of the aforesaid County and State, RICHARD A. BLACK, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 15th day of October, 2007

LISA K. FELBER
Notary Public - Reg. # 345042
Commonwealth of Virginia
My Commission Expires Jan. 31, 2008

Notary Public
Commission expires: 01/31/2008

STATE OF Virginia)
COUNTY OF Loudoun)

Personally appeared before me, the undersigned notary public of the aforesaid County and State, PATRICIA A. BLACK, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 15th day of October, 2007

LISA K. FELBER
Notary Public - Reg. # 345042
Commonwealth of Virginia
My Commission Expires Jan. 31, 2008

Notary Public
Commission expires: 01/31/2008

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ -0-.

Affiant

Subscribed and sworn to before me this 4 day of December, 2007

Notary Public
Commission Expires 10/25/2010

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Stephen Fomataro, Notary Public
Crafton Boro, Allegheny County
My Commission Expires Oct. 25, 2010
Member, Pennsylvania Association of Notaries

This instrument was prepared by:

Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031

~~RETURN TO:~~

~~RICHARD A. BLACK~~
~~2025 Woodmont Blvd. Apt. 326~~
~~Nashville, TN 37215~~

SEND TAX BILLS TO:

RICHARD A. BLACK
2025 Woodmont Blvd. Apt. 326
Nashville, TN 37215

PROPERTY ADDRESS:

2025 Woodmont Blvd. Apt. 326
Nashville, TN 37215

MAP ~~PARCEL~~ NO.: 117-11-05

~~UNIT~~
~~326.00~~
PARCEL 326.00

STATE OF _____ }
COUNTY OF _____ }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, RICHARD A. BLACK, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the _____ day of _____, _____.

_____
Notary Public
Commission expires: _____

STATE OF _____ }
COUNTY OF _____ }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, PATRICIA A. BLACK, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the _____ day of _____, _____.

_____
Notary Public
Commission expires: _____

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ -0-.

_____
Affiant

Subscribed and sworn to before me this 4th day of December, 2007.

_____
Notary Public
Commission Expires 10/25/2010

COMMONWEALTH OF PENNSYLVANIA
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Stephen Fornataro, Notary Public
Crafton Boro, Allegheny County
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2025 Woodmont Blvd. Apt. 326
Nashville, TN 37215

MAP PARCEL NO.:
~~326.00~~ ~~CO~~
~~117-11-J~~
MAP # 117-11-05
PARCEL 326.00

EXHIBIT A

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 326, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF THE HILLMONT CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD AS INSTRUMENT NO. 20040209-0015685 AND RE-RECORDED AS INSTRUMENT NO. 20040212-0017074, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT C TO THE AFOREMENTIONED MASTER DEED.

BEING THE SAME PROPERTY CONVEYED FROM BAYLOR BONE SWINDELL TO CATHERINE A. BLACK, RICHARD A. BLACK, AND PATRICIA A. BLACK BY DEED RECORDED 11-18-2005, IN INSTRUMENT NUMBER 20051118-0139878 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Our File No. 074241 ©



U42132479-01NP05

QUIT CLAIM DEED

LOAN# T007-116333

US Recordings