Davidson County DEEDQC
Recvd: 04/01/08 10:03 3 pg
Fees:17.00 Taxes:0.00
20080401-0032425

After Recording, Return to:

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|---|
| iMortgage Services, LLC |
| 2570 Boyce Plaza |
| Building III Suite 210 |
| Pittsburgh, PA 15241 |

This instrument prepared by:
Jay A. Rosenberg, Esq., Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

**Send Tax Bills to: Lekethia Sanford** and **Timothy L. Sanford, 5813 Tru Long Court, Antioch, Tennessee 37013**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER:**
~~**150-144.00**~~ 150160B02400CO

## QUITCLAIM DEED

THIS DEED IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENN. CODE SECTION 67-4-409 (a) (3) (A) BECAUSE IT IS A TRANSFER FROM ONE SPOUSE TO ANOTHER SPOUSE.

**Lekethia Sanford,** who is married to Timothy L. Sanford, hereinafter Grantor, of **Davidson County, Tennessee**, for $0.00 consideration, grants and quitclaims to **Lekethia R. Sanford** and **Timothy L. Sanford**, hereinafter Grantees, whose tax mailing address is **5813 Tru Long Court, Antioch, Tennessee 37013**, the following real property:

**A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being all of Lot No.24, on the Final Plat, Tru-Long Acres, as shown by plat appearing of record in Instrument No. 20040702-0079028, of the Register's Office of Davidson County, Tennessee. Being the same property as conveyed to Lekethia R. Sanford from Thoroughbred Construction, LLC by deed dated 6/3/05 and filed at Document No. 20050609-0065885 of the Register's Office of Davidson County, Tennessee.**

The real property described above is conveyed subject to and excepted from, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Prior instrument reference: _____

Executed by the undersigned on March 14, 2008

Lekethia Sanford

**Lekethia Sanford**

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 14, 2008 by **Lekethia Sanford,** who is personally known to me or has produced Drivers lic. as identification and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.

Notary Public

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

PEGGY L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO., TN

My Commision Expires
JULY 5, 2011

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 14 day of March, 2008.

Affiant

Timothy L Sanford
Type or Print Name

PEGGY L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO., TN
(Seal)

My Commision Expires
JULY 5, 2011

Notary Public

My commission expires:

7-5-11

Peggy Niemann
Type or Print Name

Grantees' Names and Address:

| |
|---|
| **Lekethia Sanford** and **Timothy L. Sanford** |
| **5813 Tru Long Court, Antioch, Tennessee 37013** |
| |
| **Send tax statement to Grantees** |