BILL GARRETT, Davidson County
Trans:T20090025536 DEEDQC
Recvd: 04/17/09 12:44 5 pgs
Fees:27.00 Taxes:0.00
20090417-0035074

This instrument prepared by:
Steve Guidos
4320 General Bate Drive
Nashville, Tennessee 37204

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Steve Guidos	Steve Guidos	Map/Parcel:
4320 General Bate Drive	4320 General Bate Drive	132 05 133
Nashville, Tennessee 37204	Nashville, Tennessee 37204	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Steve Guidos, an unmarried man, and Joan C. McCuen, an unmarried woman, who acquired title as husband and wife** by these presents do hereby quitclaim and convey unto the said **Steve Guidos, an unmarried man**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to Remove Former Spouse from Title.

Being the same property conveyed to Steve Guidos and Joan C. McCuen, husband and wife by Deed from Charles Herman Warnock, III and Deborah Richey Warnock, husband and wife of record as Instrument No. 20030829-0125478, said Register's Office.

This is unimproved ( ) property known as 4320 General Bate Drive, Nashville, Tennessee 37204

Improved ( )

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 our hand this 27 day of February, 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Steve Guidos

Joan C. McCuen

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, Brenda S. Arkin, a Notary Public in and for said County and State, **Steve Guidos and Joan C. McCuen** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Nashville, TN. this 27th day of February, A.D., 2009.

NOTARY STAMP/SEAL

BRENDA S. ARKIN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Brenda S. Arkin
NOTARY PUBLIC
Notary Commission Expires: 4/23/2011

AFFIDAVIT OF VALUE

STATE OF Pennsylvania)

COUNTY OF Beaver)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration for this transfer is $ 100.
Subscribed and sworn to before me this the 14th day of April, 2009.

(Affix Seal)

Danielle Mullin - Danielle Mullin
Affiant

Notary Public
My Commission Expires: 5/4/2010

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lissette Anne Morse, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2010
Member, Pennsylvania Association of Notaries

Witness our hand this 27 day of February, 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Steve Guidos
A/K/A STEPHEN GUIDOS

Joan C. McCuen

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, Brenda S. Arkin, a Notary Public in and for said County and State, **Steve Guidos and Joan C. McCuen** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Nashville, TN.
this 27th day of February, A.D., 2009

NOTARY STAMP/SEAL
BRENDA S. ARKIN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Brenda S. Arkin
NOTARY PUBLIC
Notary Commission Expires: 4/23/2011

AFFIDAVIT OF VALUE

STATE OF _____)

COUNTY OF _____)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration for this transfer is $_____.
Subscribed and sworn to before me this the _____ day of _____, 20____.

{Affix Seal}

_____
Affiant

_____
Notary Public
My Commission Expires: _____

ALL PURPOSE ACKNOWLEDGEMENT

STATE OF TN

COUNTY OF Davidson

On this the 9th day of March, 2009, before
[Day] [Month] [Year]

me, Ann Stathos Donnell, the undersigned Notary Public,
[Name of Notary Public]

personally appeared Steve Grudos aka Stephen Grudos
[Name(s) of Signer(s)]

personally known to me – OR – proved to me on the basic 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 for the purpose therein stated.

WITNESS my hand and official seal

Signature of Notary Public

Notary

Other required information (Printed Name of Notary, Residence)

My Com Exp 01/07/13

STATHOS DONNELL NOSDAVIDSON COUNTY OF STATE OF TENNESSEE NOTARY PUBLIC

▲ Place Notary Seal and/or Stamp Above ▲

OPTIONAL

Although the information in this section is not by law, it may prove valuable to persons relying in the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached documents Quit Claim Deed

Type or Title of Document: Quit Claim

Document Date 3/09/09 Number of Pages 2

Signer(s) Other than Named Above Joan C McCuen (signs with another (ms)

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS DESCRIBED IN DEED INST # 20030829-0125478, ID# 132 05 133, BEING KNOWN AND DESIGNATED AS LOT PART OF LOT NO. 8 AND THAT PART OF BATES DRIVE, FORMERLY PARK AVENUE, IMMEDIATELY WEST OF THE SAME, BLOCK NONE, GLENDALE PARK, FILED IN PLAT BOOK 57, PAGE 141, RECORDED 08/23/1890, METES AND BOUNDS PROPERTY.