File No. 290700505

QUITCLAIM DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Diane S St John
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF AUGUST, 2009.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 11.28.09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDQC
Recvd: 08/19/09 09:26 3 pgs
Fees:17.00 Taxes:0.00
20090819-0077955

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diane S. St. John	WR Starkey Mortgage, LLP	18610008800
(NAME)	(NAME)	
3310 Lakeside Place	5055 W. Park Blvd, Ste. 300	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Plano, Texas 75093	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE , Diane S. St. John and Gerald St. John, Wife and Husband, HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO Diane St. John, Married, HEREINAFTER CALLED THE GRANTEES, HER, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3-A on the Plan of Lakeside Woods Estates, Section One Lots One thru Five Zone Lot Division, as of record in Plat Book 6250, Page 767, amending Plat Book 6200, page 213, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Diane S. St. John and Gerald St. John, Wife and Husband, by Deed from James Edward Blunkall, III and Daniale Marie Blunkall of record in Instrument No. 20090819-0077954 Register's Office for said County.

Subject to all matters as set forth on the plat of record in Plat Book 6200, Page 213 and Plat Book 6250, Page 767, Register's Office of said County.

Restrictive Covenants of record in Deed Book 7347, Page 82 and Book 6564, Page 740, Register's Office of said County.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3310 Lakeside Place, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand(s) this 12th day of August, 2009.

Diane S. St. John

Gerald St. John

STATE OF

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Diane S. St. John and Gerald St. John the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 12th day of August, 2009.

Commission expires: 11.28.09

Notary Public

File Number: 290700505

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

Certificate of Authenticity

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry
Signature

State of Tennessee
County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mandy S
Notary's Signature

My Commission Expires: 5-14-2011.

Notary's Seal (If on paper)

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.