BILL GARRETT, Davidson County
Trans:T20090057018 DEEDQC
Recvd: 08/20/09 10:31 2 pgs
Fees:12.00 Taxes:0.00
20090820-0078402

This instrument prepared by:
JOY A. FLANAKIN
5802 Avalon Court
Hermitage, Tennessee 37076

Return To:
US Recordings, Inc.
2925 Country Drive Ste 201
St. Paul, MN 55117
75904162

QUITCLAIM DEED Rec 1st

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS: JOY A. FLANAKIN and HOMER PATRICK FLANAKIN, JR.
5802 Avalon Court, Hermitage, TN 37076

MAIL TAX STATEMENT TO:
Joy A. Flanakin and Homer Patrick Flanakin, Jr.
5802 Avalon Court, TN 37076

MAP PARCEL NUMBERS:
Map/Parcel:
087050A09900CO

Agt FN0901219

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, **Joy A. Dorn n/k/a Joy A. Flanakin and Homer Patrick Flanakin, Jr., husband and wife,** by these presents do hereby quitclaim and convey unto the said **Joy A. Flanakin and Homer Patrick Flanakin, Jr.,** 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:

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. 127 ON THE PLAN OF FINAL PLAT OF FARMINGHAM WOODS, PHASE II, SECTION 2, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 7900, PAGE 424, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO DANIEL D. NEVILLE AND WIFE, KIMBERLY A. NEVILLE, BY WARRANTY DEED, FROM CAROL ANN MILLS, OF RECORD IN INSTRUMENT NO. 20040625-0075833, DATED JUNE 15, 2004, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The express purpose of this conveyance is to Transfer Title.

Being the same property conveyed to Joy A. Dorn and Homer Patrick Flanakin, Jr. by Deed from Daniel A. Neville and Kimberly A. Neville of record in Book , Page , doc. No.

This is unimproved ( ) property known as 5802 Avalon Court, Hermitage, Tennessee

Improved ( )

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

Joy A. Dorn n/k/a Joy A. Flanakin

Homer Patrick Flanakin, Jr.

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, Russell H. Evans, a Notary Public in and for said County and State, **Joy A. Dorn n/k/a Joy A. Flanakin and Homer Patrick Flanakin, Jr.**, 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 29th day of July, A.D., 2009.

NOTARY STAMP/SEAL

RUSSELL H. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2012

Russell H. Evans
NOTARY PUBLIC My Commission Expires NOV. 7, 2012
Notary Commission Expires: _____

AFFIDAVIT OF VALUE

·U00851421·
1481 8/12/2009 75904162/1

STATE OF Tennessee)

COUNTY OF Davidson)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration for this transfer is $ $1.00
Subscribed and sworn to before me this the ~~29th~~ RE 27th day of July, 2009.

(Affix Seal)

Affiant

Notary Public Russell H. Evans

My Commission Expires: My Commission Expires NOV. 7, 2012

RUSSELL H. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2012