Davidson County	DEEDQC
Recvd: 10/22/09 13:40	4 pgs
Fees:22.00 Taxes:0.00	
20091022-0097765	

Accommodation Recording Per Client Reques.

WHEN RECORDED, RETURN TO:
EQUITY LOAN SERVICES
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING - TEAM 1

This Instrument Prepared Under the Supervision OF:
M. Powell, Esquire BOPR# 5372
By Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

Map & Parcel:
176 02 0 027.00

QUIT CLAIM DEED

[this deed is being executed to remove a spouse from title]
{Exempt from Taxation Pursuant to T. C. A § 67-4-409 (3) (A) (i) }

41310101

New Owner/ Property Being Conveyed
RITA DUNBAR-BERRY
5328 Flagstone Drive
Antioch, TN 37013

Send Tax Bills To:
New Owner

62 317837-3 1 of 2

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 10 day of Oct, 2009 between GEORGE A. BERRY and wife, RITA DUNBAR-BERRY also known as RITA D. BERRY residing at 5328 Flagstone Drive, Antioch, TN 37013 hereinafter referred to as "**Party of the First Part**" and RITA DUNBAR-BERRY, a married woman, residing at 5328 Flagstone Drive, Antioch, TN 37013, hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 249 ON THE PLAN OF PEPPERTREE FOREST, SECTION 15, OF RECORD IN PLAT BOOK 7900, PAGE 574 , REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 9036, PAGE 719, SAID REGISTER'S OFFICE;

EASEMENTS AND SETBACK LINES AS SET FORTH THE ABOVE PLAN OF RECORD;

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY BUT ARE NOT RE-ESTABLISHED HEREBY.

BEING THE SAME PROPERTY AS CONVEYED TO GEORGE A. BERRY AND WIFE, RITA D. BERRY, BY DEED FROM WILLIAM D. DENHAM AND WIFE, NANCY L. DENHAM DATED 02/23/2001 RECORDED 02/28/2001 AS INSTRUMENT NO. 20010228-0018281 IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 5328 Flagstone Drive, Antioch, TN 37013
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

George A Berry
GEORGE A. BERRY

SHEILA A. WALKER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 10th day of October, 2009, before me personally appeared GEORGE A. BERRY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Sheila A. Walker
NOTARY PUBLIC
my comm exp Nov. 20, 2010

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $10.00.

George A Berry
Affiant
George A Berry

Subscribed and sworn to before me
this 10th day of October, 2009.

Sheila A. Walker
NOTARY PUBLIC

My Commission Expires: Nov. 20, 2010

SHEILA A. WALKER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

*This instrument may be signed in one or more **counterparts** with the same force and effect as if all required **signatures** were performed at the same time. One Grantor appears on this page, subsequent Grantor's signature appears on the following page, individually.*

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Rita Dunbar-Berry also known as

RITA DUNBAR-BERRY also known as
Rita D. Berry Rita D. Berry

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 10th day of October, 2009, before me personally appeared RITA DUNBAR-BERRY also known as Rita D. Berry, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as his free act and deed.

Sheila A. Walker
NOTARY PUBLIC
My comm exp Nov. 20, 2010

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $10.00.

Rita Dunbar-Berry
Affiant
Rita Dubbar-Berry
AKA Rita D Berry

Subscribed and sworn to before me
this 10th day of October, 2009.

Sheila A. Walker
NOTARY PUBLIC

My Commission Expires: Nov. 20, 2010

*This instrument may be signed in one or more **counterparts** with the same force and effect as if all required **signatures** were performed at the same time. This is the final Grantor and the end of this document.*

This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this preparer. **The preparer expresses no opinion as to the title the Grantee(s) will receive.** The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation.**

Certificate of Authenticity

I, LaKeisha Arnold, 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.

LaKeisha Arnold

Signature

State of Ohio

County of Cuyahoga

Personally appeared before me Garrett B. Davis, a notary public for this county and state, LaKeisha Arnold who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Garrett B. Davis

Notary's Signature

My Commission Expires: 02/08/2012.

