Prepared by:

Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031

Returned to:

RECORD & RETURN TO:
MARIA CARO c/o CTLS
P.O. BOX 29071 21028153
GLENDALE, CA 91209

AN

73/836-13674PE

BILL GARRETT, Davidson County
Trans:T20090081283 DEEDQC
Recvd: 12/02/09 09:45 7 pgs
Fees:37.00 Taxes:0.00
20091202-0110119

QUITCLAIM DEED

THIS INDENTURE, made and entered into as of the 21st day of October, 2009, by and between

REBECCA JENEAN COLEMAN, FKA JENEAN O'NEAL

Hereinafter referred to as Grantor, and

REBECCA JENEAN COLEMAN

Hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of ONE DOLLAR ($1.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby DEMISE, RELEASE AND FOREVER QUITCLAIM unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

SEE ATTACHED EXHIBIT "A"

The source of title in Grantor is by deed recorded in the office of the Register of Deeds in Book _____, at page _____, Instrument Number 20021216-0154233, of Davidson County, Tennessee.

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, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Rebecca Jenean Coleman FKA Jenean O'Neal

REBECCA JENEAN COLEMAN, FKA
JENEAN O'NEAL

STATE OF TN }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, REBECCA JENEAN COLEMAN, FKA JENEAN O'NEAL, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 21ST day of OCTOBER, 2009.

LaWON GLADNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

LaWon Gladney
Notary Public
Commission expires: 11/07/2012

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 1.00.

Rebecca Jenean Coleman
Affiant

Subscribed and sworn to before me this 21ST day of OCTOBER, 2009.

LaWon Gladney
Notary Public
Commission Expires 11/07/2012

This instrument was prepared by:

Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031

LaWON GLADNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
REBECCA JENEAN COLEMAN	REBECCA JENEAN COLEMAN	2417 Ponderosa Way Antioch, TN 37013
2417 Ponderosa Way	2417 Ponderosa Way	MAP PARCEL NO.:
Antioch, TN 37013	Antioch, TN 37013	14906001300

EXHIBIT A

LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND IN COUNTY OF DAVIDSON, STATE OF TENNESSEE AS MORE FULLY DESCRIBED IN DOCUMENT 20021216-0154233 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 38 ON THE PLAN OF PEBBLE CREEK SUBDIVISION SECTION III IN BOOK 5210, PAGE 169 REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 38 FRONTS 90.02 FEET ON THE BROKEN SOUTHERLY MARGIN OF PONDEROSA WAY AND EXTENDS BACK 214.69 FEET ON THE WESTERLY LINE AND 206.19 FEET ON THE EASTERLY LINE TO A BROKEN LINE IN THE REAR, MEASURING 80.56 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JENEAN O'NEAL, UNMARRIED FROM AUGELICA GUERRA, UNMARRIED BY WARRANTY DEED AS SET FORTH IN INSTRUMENT 20021216-0154233 RECORDED ON 12/16/2002 RECORDER OF DEEDS DAVIDSON COUNTY, STATE OF TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 2417 PONDEROSA WAY, ANTIOCH, TN 37013

Our File No. ANA20096341

SALES DISCLOSURE FORM

State Form 46021 (R8/7-08)

Prescribed by Department of Local Government Finance
Pursuant to IC 6-1.1-5.5

SDF ID | | | | (County | Year | Unique ID)

SDF Date: _____

PRIVACY NOTICE: The telephone numbers of the parties on this form are confidential according to IC 6-1.1-5.5-3(d).

PART 1 – To be completed by BUYER/GRANTEE and SELLER/GRANTOR

A. PROPERTY TRANSFERRED – MUST BE CONVEYED ON A SINGLE CONVEYANCE DOCUMENT

1. Property Number	Check box if applicable to parcel	5. Complete Address of Property	6. Complete Tax Billing Address (if different from property address)
A.) ANA 20096341	☐ 2. Split ☐ 3. Land ☐ 4. Improvement	2417 Ponderosa Antioch, TN 37013	
7. Legal Description of Parcel A: Lot 38 (See attached)			
B.)	☐ 2. Split ☐ 3. Land ☐ 4. Improvement		
7. Legal Description of Parcel B:			

B. CONDITIONS – IDENTIFY ALL THAT APPLY

If conditions 1-11 apply, filers are subject to disclosure and a disclosure filing fee.

YES	NO	CONDITION
☐	☒	1. A transfer of real property interest for valuable consideration.
☐	☐	2. Buyer is an adjacent property owner.
☐	☐	3. Vacant land.
☐	☐	4. Exchange for other real property ("Trade").
☐	☐	5. Seller paid points. *(Provide the value Table C Item 12.)*
☐	☐	6. Change planned in the primary use of the property? *(Describe in special circumstances in Table C Item 3.)*
☐	☐	7. Existence of family or business relationship between buyer and seller. *(Complete Table C Item 4.)*
☐	☐	8. Land contract. Contract term (YY): _____ and contract date (MM/DD/YYYY): _____
☐	☐	9. Personal property included in transfer. *(Provide the value Table C Item 5.)*
☐	☐	10. Physical changes to property between March 1 and date of sale. *(Describe in special circumstances in Table C Item 3.)*
☐	☐	11. Partial interest. *(Describe in special circumstances in Table C Item 3.)*

If apply, filers conditions 12-15 are subject to disclosure, but no disclosure filing fee.

YES	NO	CONDITION
☐	☒	12. Document for compulsory transactions as a result of foreclosure or express threat of foreclosure, divorce, court order, judgment, condemnation, or probate.
☐	☐	13. Documents involving the partition of land between tenants in common, joint tenants, or tenants by the entirety.
☐	☐	14. Transfer to a charity, not-for-profit organization, or government.
☐	☐	15. Easements or right-of-way grants.

C. SALES DATA – DISCLOSE VALUE OF ITEMS LISTED IN TABLE B, ITEMS 1-15

1. Conveyance date (MM/DD/YYYY): 10/21/2009
2. Total number of parcels: 1
3. Describe any unusual or special circumstances related to this sale, including the specification of any less-than-complete ownership interest and terms of seller financing.
   Correcting name

YES	NO	CONDITION
☐	☒	4. Family or business relationship existing between buyer and seller? Amount of discount: $_____

Disclose actual value in money, property, a service, an agreement, or other consideration.

5. Estimated value of personal property:	$ 0
6. Sales price:	$ 0

YES	NO	CONDITION
☐	☒	7. Is the seller financing sale? If yes, answer questions (8-13).
☐	☒	8. Is buyer/borrower personally liable for loan?
☐	☒	9. Is this a mortgage loan?

10. Amount of loan:	$
11. Interest rate:	%
12. Amount in points:	$
13. Amortization period:	

D. PREPARER

Penny Ervin
Preparer of the Sales Disclosure Form

Agent
Title

9700 Bissonnet, Ste. 1500
Address (Number and Street)

Stewart Lending Ser
Company

Houston, TX 77036
City, State, and ZIP Code

877-736-8896
Telephone Number E-mail

E. SELLER(S)/GRANTOR(S)

Rebecca Jenean Coleman F/K/A Jenean O'Neal
Seller 1 - Name as appears on conveyance document

Seller 2 - Name as appears on conveyance document

2417 Ponderosa Way
Address (Number and Street)

Address (Number and Street)

Antioch, TN 37013
City, State, and ZIP Code

City, State, and ZIP Code

(615) 833-1674
Telephone Number E-mail

Telephone Number E-mail

Under penalties of perjury, I hereby certify that this Sales Disclosure, to the best of my knowledge and belief, is true, correct and complete as required by law, and is prepared in accordance with IC 6-1.1-5.5, "Real Property Sales Disclosure Act".

Rebecca Jenean Coleman
Signature of Seller

Signature of Seller

Rebecca Jenean Coleman 11-16-09
Printed Name of Seller Sign Date (MM/DD/YYYY)

Printed Name of Seller Sign Date (MM/DD/YYYY)

F. BUYER(S)/GRANTEE(S) – APPLICATION FOR DEDUCTIONS AND CREDITS – IDENTIFY ALL ITEMS THAT APPLY

Rebecca Jenean Coleman
Buyer 1 - Name as appears on conveyance document

Buyer 2 - Name as appears on conveyance document

2417 Ponderosa Way
Address (Number and Street)

Address (Number and Street)

Antioch, TN 37013
City, State, and ZIP Code

City, State, and ZIP Code

(615) 833-1674
Telephone Number E-mail

Telephone Number E-mail

THE SALES DISCLOSURE FORM MAY BE USED TO APPLY FOR CERTAIN DEDUCTIONS FOR THIS PROPERTY. IDENTIFY ALL OF THOSE THAT APPLY.

YES	NO	CONDITION
☒	☐	1. Will this property be the buyer's primary residence? Provide complete address of primary residence, including county:
		Address (Number and Street)
		City, State ZIP Code County
☐	☒	2. Does the buyer have a homestead to be vacated for this residence? If yes, provide complete address of residence vacating, including county:
		Address (Number and Street)
		City, State ZIP Code County
☒	☐	3. Homestead
☐	☒	4. Solar Energy Heating/Cooling System
☐	☐	5. Wind Power Device
☐	☐	6. Hydroelectric Power Device
☐	☐	7. Geothermal Energy Heating/Cooling Device
☐	☐	8. Is this property a residential rental property?

Under penalties of perjury, I hereby certify that this Sales Disclosure, to the best of my knowledge and belief, is true, correct and complete as required by law, and is prepared in accordance with IC 6-1.1-5.5, "Real Property Sales Disclosure Act".

Rebecca Jenean Coleman
Signature of Buyer1

Signature of Buyer2

Rebecca Jenean Coleman 11-16-09
Printed Name of Buyer 1 Sign Date (MM/DD/YYYY)

Printed Name of Buyer 2 Sign Date (MM/DD/YYYY)

PART 2 - COUNTY ASSESSOR

The county assessor must verify and complete items 1 through 14 and stamp the sales disclosure form before sending to the auditor:

1. Property	2. AV Land	3. AV Improvement	4. Value of Personal Property	5. AV Total	6. Property Class Code	7. Neighborhood Code	8. Tax District	9. Acreage
A.)								
B.)								

Assessor Stamp

10. Identify physical changes to property between March 1 and date of sale. _____

YES	NO	CONDITION
☐	☐	11. Is form completed?
☐	☐	12. Sales fee required?

13. Date of sale (MM/DD/YYYY): _____

14. Date form received (MM/DD/YYYY): _____

Items 15 through 18 are to be completed by the assessor when validating this sale:

15. If applicable, identify any additional special circumstances relating to validation of sale. _____

YES	NO	CONDITION
☐	☐	16. Sale valid for trending?
☐	☐	17. Validation of sale complete?

18. Validated by: _____

PART 3 - COUNTY AUDITOR

Auditor Stamp

1. Disclosure fee amount collected: $_____
2. Other Local Fee: $_____
3. Total Fee Collected: $_____
4. Auditor receipt book number: _____
5. Date of transfer (MM/DD/YYYY): _____

YES	NO	CONDITION
☐	☐	6. Is form completed?
☐	☐	7. Is fee collected?
☐	☐	8. Attachments complete?

PART 4 – RECEIPT FOR STATEMENT OF CREDIT/DEDUCTION OF ASSESSED VALUATION

SDF ID *SDF Date (MM/DD/YYYY)*

Parcel Number

List the deductions for which the Sales Disclosure Form is application:

Buyer 1 - Name as appears on conveyance document

Address of Property (Number and Street)

City, State, and ZIP Code of Property

Auditor Signature *Date (MM/DD/YYYY)*

A person who knowingly and intentionally falsifies value of transferred real property, or omits or falsifies any information required to be provided in the sales disclosure form commits a Class C felony.

File No: 648568

"EXHIBIT A"
Legal Description

ALL THAT PARCEL OF LAND IN COUNTY OF DAVIDSON, STATE OF TENNESSEE AS MORE FULLY DESCRIBED IN DOCUMENT 20021216-0154233 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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APN: 14906001300

stewart title guaranty company