After Recording Return To:

BILL GARRETT, Davidson County
Trans:T20100002720 DEEDQC
Recvd: 01/14/10 11:03 4 pgs
Fees:22.00 Taxes:0.00
20100114-0003498

Return To:
Richmond Title Services
2901 N. Dallas Parkway, Ste. 100
Plano, TX 75093
GF#

This Instrument Prepared By:
National Deed Network
c/o William E. Curphey, P.C.
28100 US Hwy 19 North, Suite 300
Clearwater, Florida 33761

3025762

QUIT CLAIM DEED

New Owner/ Property Being Conveyed
Gregory Thomas Lee
4731 Trenton Drive
Hermitage, TN 37076

Send Tax Bills To:
New Owner

Map & Parcel:
075-04-0-213.00

Mail Tax Statement To:
New Owner

For and in consideration of ZERO and 00/100 Dollars ($0.00) and other good and valuable consideration, WE, ARTHER THOMAS ARMES and TISHANNA ROSE RANDOLPH, Surviving Heirs of Thelma L. Armes, deceased, and GREGORY THOMAS LEE, unmarried, whose mailing address is 4731 Trenton Drive, Hermitage, TN 37076, Grantors, and GREGORY THOMAS LEE, an unmarried man, Grantee, Grantors hereby convey all right, title and interest that WE may have in and to the following described real property located in Davidson County, Tennessee, to wit:

BEING LOT NO. 436 ON THE PLAT OF TULIP GROVE, SECTION 7, AS OF RECORD IN PLAT BOOK 4300, PAGE 186, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO THELMA L. ARMES, UNMARRIED AND GREGORY THOMAS LEE, UNMARRIED BY DEED FROM THELMA L. ARMES, UNMARRIED, DATED MARCH 17, 2000, RECORDED ON AUGUST 4, 2000, IN INSTRUMENT NO. 200008040077597, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. Also see affidavit of heirship #20100114 0003497

SOURCE OF TITLE: INSTRUMENT NO. 200008040077597 (RECORDED 8/4/2000)

PROPERTY ADDRESS: 4731 Trenton Drive, Hermitage, TN 37076

JRR
ata
GTLee

Witness my hand this the 23 day of December, 2009

Author date

ARTHER THOMAS ARMES, as Surviving Heir of Thelma L. Armes, deceased 12/23/09

STATE OF TENNESSEE }

COUNTY OF Wilson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named ARTHER THOMAS ARMES, Surviving Heir of Thelma L. Armes, deceased, the bargainor, with whom I am personally acquainted (or who has both proved to me on the basis of satisfactory evidence), and who has acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 23 day of December, 2009

MARIE MALSTEIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 3, 2012

Notary Public
My Commission expires: 07/03/2012

JRR
dtb
D.T.L

Witness my hand this the 23 day of December, 2009

Tishanna Rose Randolph 12-23-09
Tishanna JRR **TISHANNA ROSE RANDOLPH, as Surviving Heir of Thelma L. Armes, deceased**

STATE OF TENNESSEE }

COUNTY OF Wilson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named TISHANNA ROSE RANDOLPH, Surviving Heir of Thelma L. Armes, deceased, the bargainor, with whom I am personally acquainted (or who has both proved to me on the basis of satisfactory evidence), and who has acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 23 day of December, 2009.

MARIE MILSTEAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 3, 2012

Marie Milstead
Notary Public
My Commission expires: 07/03/2012

JRR
date

Witness my hand this the 23 day of Dec., 2009.

Gregory Thomas Lee 12-23-09
GREGORY THOMAS LEE

STATE OF TENNESSEE }

COUNTY OF Wilson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named GREGORY THOMAS LEE, the bargainor, with whom I am personally acquainted (or who has both proved to me on the basis of satisfactory evidence), and who has acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 23 day of Dec., 2009

MARIE MILSTEIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 3, 2012

Marie Milstein
Notary Public
My Commission expires: 07/03/2012

I hereby affirm that to the best of affects knowledge, information and belief that actual consideration for the transfer is $ 0.00.

Lisa Hanus
Affiant's/Grantor's Name LISA HANUS

Subscribed and sworn to before me this the 13th day of January, 2010.

KELLI RENAE KELLOGG
MY COMMISSION EXPIRES
June 30, 2012

Kelli Renae Kellogg
Notary Public
My Commission expires: 6/30/12

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.