BILL GARRETT, Davidson County
Trans:T20100006092 DEEDQC
Recvd: 02/01/10 12:41 4 pgs
Fees:22.00 Taxes:0.00
20100201-0007867

Commitment Number: 12-128274

After Recording, Return to:

New Millennium Title Group
330 South Executive Drive
Suite 107
Brookfield, WI 53005

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

New Property Owner/Mail Tax Statements To:
Steven Sabados II and **Michelle Sabados**, 5200 Beech Ridge Rd., Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
155 15 0A 095.00

QUITCLAIM DEED
128274

Steven Sabados II and **Michelle Banks N/K/A Michelle Sabados**, who are currently Husband and Wife, hereinafter grantors, of **Davidson County, Tennessee**, for $0.00 and the correction of the public record as to wife's last name in consideration paid, grant and quitclaim to **Steven Sabados II** and **Michelle Sabados**, Husband and Wife, as tenants in common, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **5200 Beech Ridge Rd., Nashville, TN 37221**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NO. 95 ON THE PLAN OF STONEMEADE SUBDIVISION, SECTION 2, AS OF RECORD IN BOOK 7900, PAGE 525, 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 STEPHEN D. PEAKE AND WIFE, ANDREA C. PEAKE, BY DEED FROM CENTEX REAL ESTATE CORPORATION, DATED JUNE 13, 1995, OF RECORD IN BOOK 9703, PAGE 677, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
BEING THE SAME PROPERTY CONVEYED FROM STEPHEN D. PEAKE AND WIFE, ANDREA C. PEAKE TO STEVEN SABADOS II, A SINGLE MAN, MICHELLE BANKS, A SINGLE WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP AND BY DEED DATED 02/28/2005 AND RECORDED 03/01/2005 IN INSTRUMENT NO. 20050301-0022317.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Prior instrument reference: **20050301-0022317**

Executed by the undersigned on 1-20, 2010:

Steven Sabados II

Michelle Banks N/K/A Michelle Sabados

Michelle Banks N/K/A Michelle Sabados

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 1-20, 2010 by **Michelle Banks N/K/A Michelle Sabados** and **Steven Sabados II**, who are personally known to me or have produced DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 4, 2013

Notary Public

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 0.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 20 day of January, 2010.

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

(Seal)

x _____
Affiant

Steven Sabados II
Print Name

Claudia Boyett
Notary Public

My commission expires:

_____

Claudia Boyett
Print Name

Grantees' Names and Address:

Steven Sabados II and **Michelle Sabados**
5200 Beech Ridge Rd., Nashville, TN 37221
Send tax statement to grantees

VALUE AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Davidson .

The actual **consideration or value**, whichever is greater, for this transfer is $ 0.00 .

x _____
Affiant

Subscribed and sworn to before me this 20 day of January, 2010.

_____
Notary Public

My Commission Expires: _____

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013