This instrument prepared by:
Scott Yates
1056 Fitzpatrick Road
Nashville, TN 37214

Davidson County	DEEDQC
Recvd: 08/25/10 08:05	4 pgs
Fees:22.00 Taxes:0.00	
20100825-0067108	

Owner/Responsible Taxpayer
Scott Yates
1056 Fitzpatrick Road
Nashville, TN 37214

Map/Parcel No.: 108-04-0-183

M.I.S. FILE NO 1114325

QUITCLAIM DEED

THIS INDENTURE, made and entered into this 19 day of August, 2010, by and between Stephanie M. Yates divorced and not since remarried, who acquired title as Scott Yates and Stephanie M. Yates, husband and wife, whose address is 1056 Fitzpatrick Road., Nashville, TN 37214 party of the first part, and Scott Yates, an unmarried man, whose address is 1056 Fitzpatrick Road., Nashville, TN 37214 party of the second part,

WITNESSETH: That for NO CONSIDERATION, the said party of the first part does hereby quitclaim and convey unto the said party of the second part, all right, title, and interest in and to the following described real estate, situated and being in the County of Davidson, State of Tennessee, and more particularly 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. 357, ON THE PLAN OF LARCHWOOD, SECTION 7, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 274, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

Pursuant to a divorce decree filed in forth circuit court for Davidson County, Tennessee, dated May 13, 2009 in Document No. 07D-3009

Being the same property conveyed to Scott Yates and Stephanie M. Yates by Deed dated October 31, 2006 from Michael T. Moser and Tonya L. Moser of record in Document No. 20061106-0138057, of the Register's Office of Davidson County, Tennessee.

Commonly known as: 1056 Fitzpatrick Road., Nashville, TN 37214

WITNESS the hand and seal of the party of the first part the day and year first above written.

Stephanie M. Yates

Stephanie M. Yates

ACKNOWLEDGMENT

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, Ann Stallion Darnell, a Notary Public in and for said County and State, Stephanie M. Yates 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 she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of August, 2010

NOTARY STAMP/SEAL

NOTARY PUBLIC

Notary Commission Expires: 9/07/13

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON) SS:

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, $ 0.00. Pursuant to T.C.A. 67-4-409(a)(4) tax is based only on actual consideration given for a conveyance and not on the value of the property.

Subscribed and sworn to before me this the 19 day of August, 2010

(Affix Seal)

Stephanie M. Yates

Stephanie M. Yates

Notary Public

My Commission Expires: 01/07/13

After Recording Mail To:
Attn: Recording Department
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128

TRUE COPY CERTIFICATION

I, Angelia Webb, 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.

Angelia Webb

Angelia Webb

State of Ohio
County of Cuyahoga

Personally appeared before me, Stanley M Sirosky, a notary public for the state of Ohio, Angelia Webb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires:
Notary Seal

NOTARY PUBLIC STATE OF OHIO

Stanley M. Sirosky
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires
Oct. 18, 2011