**After Recording Return To:**

**Record and Return to:**
**Source Documents & Information, Inc.**
**404 S. MLK, Jr. Avenue**
**Clearwater FL 33756**

**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:**
108-4-180
#201120081

# QUIT CLAIM DEED

[this deed is being executed to update marital status and name on title]
{Exempt from Taxation Pursuant to T. C. A § 67-4-409 (3) (A) (ii)}

**New Owner/ Property Being Conveyed**
Timothy Wayne Seay
Georgette C. Seay
1068 Fitzpatrick Road
Nashville, TN 37214

**Send Tax Bills To:**
New Owner

**Mail Tax Statement To:**
New Owner

THIS INDENTURE, made this 31 day of January, 2011, between GEORGETTE C. SEAY formerly known as Georgette C. Astedes and TIMOTHY WAYNE SEAY also known as Timothy W. Seay, a now married couple, residing at 1068 Fitzpatrick Road, Nashville, Tennessee 37214, hereinafter referred to as "Party of the First Part" and TIMOTHY WAYNE SEAY and GEORGETTE C. SEAY, husband and wife, residing at 1068 Fitzpatrick Road, Nashville, Tennessee 37214, 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. 360, 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.**

**SUBJECT TO ALL MATTERS OF RECORD.**

**BEING THE SAME PROPERTY AS CONVEYED TO GEORGETTE C. ASTEDES, A SINGLE WOMAN AND TIMOTHY W. SEAY, A SINGLE MAN BY DEED FROM JIMMIE L. HOLLADAY AND SHARON M. HOLLADAY, HUSBAND AND WIFE, RECORDED OCTOBER 24, 2003 AS DOCUMENT NUMBER 20031024-0157494 IN DAVIDSON COUNTY, TENNESSEE.**

**PROPERTY ADDRESS:** 1068 Fitzpatrick Road, Nashville, Tennessee 37214
***The legal description was obtained from a previously recorded instrument.***

BILL GARRETT, Davidson County
Trans:T20110009224 DEEDQC
Recvd: 02/14/11 13:16 2 pgs
Fees:12.00 Taxes:0.00
20110214-0012535

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

**GEORGETTE C. SEAY**
formerly known as Georgette C. Astedes

**TIMOTHY WAYNE SEAY**
also known as Timothy W. Seay

**STATE OF TENNESSEE** **COUNTY OF** Davidson }

On this 31 day of January, 2011, before me personally appeared GEORGETTE C. SEAY formerly known as Georgette C. Astedes and TIMOTHY WAYNE SEAY also known as Timothy W. Seay, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

My Commission Expires Nov. 4, 2013

NOTARY PUBLIC

My Commission Expires:_____

CLAUDIA BOYETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

**TIMOTHY WAYNE SEAY**

Subscribed and sworn to before me this 31 day of January, 2011.

My Commission Expires Nov. 4, 2013

NOTARY PUBLIC

My Commission Expires:_____

CLAUDIA BOYETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**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.**