WHEN RECORDED, RETURN TO:
FIRST AMERICAN MORTGAGE SERVICES
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING

Davidson County DEEDQC
Recvd: 04/12/11 15:01 5 pgs
Fees:27.00 Taxes:0.00
20110412-0028227

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:
15004000200

QUIT CLAIM DEED

[this deed is being executed to update marital status and name on title]

4329321

New Owner/ Property Being Conveyed
JENNIFER LAMBERT
3709 Folkstone Drive
Antioch, TN 37013

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 21 day of February 2011 ~~2010,~~ between JENNIFER LAMBERT formerly known as Jennifer Andrews, a now married woman, joined by her spouse, CHRISTOPHER LAMBERT, residing at 3709 Folkstone Drive, Antioch, Tennessee 37013, hereinafter referred to as "**Party of the First Part**" and JENNIFER LAMBERT, a married woman, residing at 3709 Folkstone Drive, Antioch, Tennessee 37013, 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:

BEING LOT NO. 34-A, ZONE LOT DIVISION, LOTS 32 THRU 36, ON THE PLAN OF CHELSEA OF PRIEST LAKE, SECTION 1-A, OF RECORD IN BOOK 6250, PAGE 35, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN IS HEREBY REFERENCED FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. **MATTERS AS SET FORTH PER PLAT BOOK 6250 PAGE 35.**
2. **RESTRICTIVE COVENANTS OF RECORD IN DEED BOOK 6298, PAGE 539**

AND FURTHER SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO JENNIFER ANDREWS BY DEED FROM PHYLLIS J. TOWERY, UNMARRIED, RECORDED OCTOBER 28, 2005 AS DOCUMENT NUMBER 20051028-0130150 IN DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 3709 Folkstone Drive, Antioch, Tennessee 37013
The legal description was obtained from a previously recorded instrument.

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

JENNIFER LAMBERT
formerly known as Jennifer Andrews

STATE OF TENNESSEE }

COUNTY OF Wilson }

On this 21 day of Feb, 2011 ~~2010~~, before me personally appeared JENNIFER LAMBERT formerly known as Jennifer Andrews, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

PEGGY L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO., TN

My Commision Expires
JULY 5, 2011

NOTARY PUBLIC Peggy L. Nieman

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 0.00 .

Affiant Jennifer Lambert

Subscribed and sworn to before me Peggy L. Nieman this 21 day of February, ~~2010~~ 2011

PEGGY L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO., TN

My Commision Expires
JULY 5, 2011

NOTARY PUBLIC
Peggy L Nieman

My Commission Expires: 7-5-11

*This instrument may be signed in one or more **counterparts** with the same force and effect as if all required **signatures** were performed at the same time. One Party of the First Part appears on this page, subsequent Party of the First Part's signature appears on the following page, individually.*

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

CHRISTOPHER LAMBERT

STATE OF TENNESSEE }
COUNTY OF Wilson }

On this 21 day of Feb, ~~2010~~ 2011, before me personally appeared CHRISTOPHER LAMBERT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same ~~as his~~ free act and deed.

PEGGY L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO. TN

My Commision Expires JULY 5, 2011

NOTARY PUBLIC Peggy L Niemann

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $0.00.

~~Affiant~~ Jennifer Lambert

Subscribed and sworn to before me this 21 day of February, ~~2010~~ 2011

PEGGY L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO. TN

My Commision Expires JULY 5, 2011

NOTARY PUBLIC Peggy L. Niemann

My Commission Expires: 7-5-11

*This instrument may be signed in one or more **counterparts** with the same force and effect as if all required **signatures** were performed at the same time. This is the final Party of the First Part and the end of this document.*

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.**

EXHIBIT A

BEING LOT NO. 34-A, ZONE LOT DIVISION, LOTS 32 THRU 36, ON THE PLAN OF CHELSEA OF PRIEST LAKE, SECTION 1-A, OF RECORD IN BOOK 6250, PAGE 35, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN IS HEREBY REFERENCED FOR A MORE COMPLETE DESCRIPTION OF SAID LOT

PROPERTY ADDRESS: 3709 FOLKSTONE DRIVE, ANTIOCH, TN 37012

LAMBERT
43293321
FIRST AMERICAN ELS
QUIT CLAIM DEED

TN
4

True Copy Certification

I, Rose Dorsey, 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.

Signature

State of Ohio

County of Cuyahoga

Personally appeared before me, Tiffany E. Dandy, a notary public for this county and state, Rose Dorsey who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Dec. 16, 2011

Notary' Seal

NOTARIAL SEAL
STATE OF OHIO

TIFFANY DANDY
Notary Public, State of Ohio
Cuyahoga County
My Commission Expires
December16, 2011