Davidson County DEEDQC
Recvd: 05/24/11 16:06 6 pgs
Fees:32.00 Taxes:0.00
20110524-0039825

THIS INSTRUMENT PREPARED BY:
National Deed Network
28100 US Hwy 19 North, Suite 300
Clearwater, Fl 33761

Return To:
TRG · CCS Recording Team
Attn: Jason Hind
3001 Leadenhall Road
Mount Laurel, NJ 08054

QUIT CLAIM DEED

CSMN/01/2748

New Owner(s) Address and mail tax statements to:
Michael J. O'Connor and Kevin J. O'Connor
521 Snyder Avenue
Nashville, TN 37209

Property Tax ID#: 09110024500
File #: TRSG-7103196643

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, MICHAEL J. O'CONNOR, unmarried and JANELLE EPSTEIN, unmarried and KEVIN J. O'CONNOR, married, joined by his spouse BARBARA J. O'CONNOR, as Grantors, and MICHAEL J. O'CONNOR, unmarried and KEVIN J. O'CONNOR, married, as Grantees, 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:

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.4, BLOCK "A", ON THE MAP OF MRS. S. B. DRAKES SUBDIVISION, OF BLOCK "A" AND J.M. DAVIDSON'S SUBDIVISION OF BLOCK "B", VERNON AND LOVELL'S COLEMAN HEIGHTS PLAN, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 332, PAGE 25, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

TAX ID #: 09110024500
For information only: Property Address: 521 SNYDER AVE, NASHVILLE, TN 37209

Derivation Clause

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded Dated 6-29-07 instrument 20070702-0078519 Recorded 7-2-07 in the Register's Office of Davidson County, Tennessee.

Witness my hand this the 31 day of Dec, 2010.

MICHAEL J. O'CONNOR

STATE OF TN }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named MICHAEL J. O'CONNOR, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 31 day of Dec, 2010.

Notary Public
My Commission expires:

MICHAEL SWEATT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 5/20/14

Witness my hand this the 31 day of Dec, 2010.

JANELLE EPSTEIN

STATE OF TN }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named JANELLE EPSTEIN, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 31 day of Dec, 2010.

Notary Public Michael Sweatt
My Commission expires: 5-20-14

MICHAEL SWEATT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission Expires 5/20/14

Witness our hands this the 31 day of Dec, 2010.

KEVIN J. O'CONNOR

BARBARA J. O'CONNOR

STATE OF TN }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named KEVIN J. O'CONNOR and BARBARA J. O'CONNOR, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 31 day of Dec, 2010.

Notary Public

My Commission Expires 5/20/14

MICHAEL SWEATT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Michael Sweatt
Affiant's Name

Subscribed and sworn to before me this the Dec, 2010.

Notary Public

My Commission expires: Commission Expires 5/20/14

MICHAEL SWEATT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and Address of Property Owner:

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:

County: Davidson

Property Address: 521 Snyder Avenue
NASHVILLE, TN 37209

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True Copy Certification

I, Donna Conway, 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.

Donna Conway
Signature

State of New Jersey

County of Burlington

Personally appeared before me, Carole A. Toft, a notary public for this county and state, Donna Conway, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carole A. Toft
Notary's Signature
Carole A. Toft

My Commission Expires: 06/03/2015
Notary' Seal (if on paper)

CAROLE A. TOFT
Commission # 65447
Notary Public, State of New Jersey
My Commission Expires
June 03, 2015