Davidson County DEEDQC
Recvd: 06/07/11 11:12 4 pgs
Fees:22.00 Taxes:0.00
20110607-0043555

THIS INSTRUMENT PREPARED BY:
Andrea McChargue
National Deed Network
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

TN40372

QUIT CLAIM DEED

~~New Owner(s) Address and mail tax statements to:~~
CHRISTOPHER ROSS ANDERSON
4795 TRENTON DRIVE
HERMITAGE, TN 37076

Property Tax ID#: 07504022100

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, CHRISTOPHER ROSS ANDERSON, a single man, as Grantor, and CHRISTOPHER ROSS ANDERSON, a single man, JANICE THOMAS, a single woman, Tenants in common as Grantee hereby conveys all right, title and interest that I may have in and to the following described real property located in DAVIDSON County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 4795 TRENTON DRIVE, HERMITAGE, TN 37076

Witness my hand this the 25 day of May, 2011

Christopher Ross Anderson

CHRISTOPHER ROSS ANDERSON

Return To:
Vantage Point
28100 US 19 North
Suite #200
Clearwater, Florida 33761

STATE OF TN }

COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named CHRISTOPHER ROSS ANDERSON, a single man, the Grantor, with whom I am personally acquainted (or who has both proved 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 25 day of May, 2011.

Mary Ann Cole
Notary Public
My Commission expires: 7-8-2013

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $10.00.

James Curry
Affiant's Name

Subscribed and sworn to before me this the 25 day of May, 2011.

MARY ANN COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Mary Ann Cole
Notary
My Commission expires: 7-8-2013

Name and Address of Property Owner:
Christopher Ross Anderson
4795 Trenton Dr
Hermitage TN 37076

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Christopher Ross Anderson
4795 Trenton Dr
Hermitage, TN 37076

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

"Exhibit A"

BEING ALL OF LOT NO. 495, ON THE PLAN OF TULIP GROVE SUBDIVISION, SECTION 9, OF RECORD IN PLAT BOOK 4675, PAGE 135, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER ROSS ANDERSON FROM WARD O. WINNINGHAM AND PATRICIA J. WINNINGHAM BY DEED DATED APRIL 29, 2008 AND RECORDED MAY 1, 2008 IN INSTRUMENT NO. 20080501-0044330.

COMMONLY KNOWN AS 4795 TRENTON DRIVE, HERMITAGE, TN 37076

PARCEL ID NO. 07504022100

True Copy Certification

I, Frederick M. Parker, 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 Florida

County of Pinellas

Personally appeared before me, Jocelyn K. Brown a notary public for this county and state, Frederick M. Parker who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

Jocelyn K. Brown

My Commission Expires: September 9, 2011
Notary' Seal (if on paper)

JOCELYN K. BROWN
MY COMMISSION # DD 712856
EXPIRES: September 9, 2011
Bonded Thru Notary Public Underwriters