Davidson County DEEDQC
Recvd: 06/14/11 13:11 3 pgs
Fees:17.00 Taxes:0.00
20110614-0045509

True Copy Certification

I, Malissa DesKin, 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.

Malissa DesKin
Signature

State of Tennessee

County of Knox

Personally appeared before me, Marla Millsaps, a notary public for this county and state, Malissa DesKin who acknowledges that this certification of an electronic document is tru and correct and whose signature I have witnessed.

Marla Millsaps
Notary's Signature

MARLA MILLSAPS
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

My Commission Expires: 10/31/11

This Instrument Prepared by: United States Title Corporation
8870 Cedar Springs Lane Suite 104
Knoxville, TN 37923
File No. USTC-00122

QUITCLAIM DEED

THIS INDENTURE, made this 2nd day of June, 2011, between

WILLIAM L. DIAS, JR AND MARA K. DIAS (NKA MARA LAVERENTZ), HUSBAND AND WIFE, of Davidson County, Tennessee, their executors, heirs, successors, and assigns, hereinafter referred to as "First Parties", and

Mara Laverentz,
of Davidson County, Tennessee, their executors, heirs, successors, and assigns, hereinafter referred to as "Second Parties".

WITNESSETH:

That said First Parties, for and in consideration of the sum of One Dollar ($1.00 U.S.) and other good and valuable consideration to them in hand paid by the Second Party, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT CLAIMED, and does by these presents bargain, sell, remise, release, and QUIT CLAIM unto the Second Party, all of First Parties' right, title and interest in the following described premises, to wit:

LEGAL DESCRIPTION FOR PROPERTY COMMONLY KNOWN AS:
1505 Lethia Drive Nashville TN 37206

A CERTIAN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLWS, TO-WIT:

BEING LOT NO. 16, ON THE PLAN OF DUGGER HEIGHTS, SECTION III, OF RECORD IN BOOK 1835, PAGE 54, REGISTER'S OFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

PROPERTY ADDRESS: 1505 LETHIA DRIVE, NASHVILLE, TENNESSEE 37206

THE ABOVE DESCRIPTION IS THE SAME AS FOUND IN PRIOR DEED OF RECORD AS A BOUNDARY LINE SURVEY WAS NOT DONE AT THE TIME OF THIS CONVEYANCE.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM L. DIAS, JR AND MARA K. DIAS, HUSBAND AND WIFE FROM JAMES D. tUCKER, SR BY WARRANTY DEED DATED 09/21/01 AND RECORDED 10/02/01 IN INSTRUMENT NO. 20011002-0106246 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND OTHER CONDITIONS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

with all the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES HERETO AND WITHOUT THE ASSISTANCE OR BENEFIT OF A TITLE SEARCH OR A SURVEY. THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WHATSOEVER TO THE STATUS OF TITLE CONVEYED HEREBY AND ONLY WARRANTS THAT THE INFORMATION CONTAINED HEREIN HAS BEEN ACCURATELY TRANSCRIBED.

IN WITNESS WHEREOF the said First Parties have set their hands and seals on the day and year first above written.

William L. Dias Jr. (L.S.)

William L. Dias Jr.

Mara K. Dias (L.S.)

Mara K. Dias (NKA Mara Laverentz)

STATE OF TENNESSEE)
COUNTY OF Davidson) ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **WILLIAM L. DIAS JR. AND MARA K. DIAS (NKA MARA LAVERENTZ)** the within named bargainor/s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 2nd day of June, 2011.

ELLEN F. GAMMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Ellen F. Gammon
Notary Public

My Commission expires: 5/20/14

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is **$0.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mara Laverentz
Affiant

Sworn to and subscribed before me this 2nd day of June, 2011.

Ellen F. Gammon
Notary Public

My Commission expires: 5/20/14

ELLEN F. GAMMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THE NAME AND ADDRESS OF PROPERTY OWNER:
OWNER: **Mara Laverentz**
ADDRESS: **1505 Lethia Drive**
Nashville, TN 37206

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
NAME: **Mara Laverentz**
ADDRESS: **1505 Lethia Drive**
Nashville, TN 37206
TAX PARCEL ID#: **073 13 0 206.00**