BILL CARRETT, Davidson County
Trans:T20110046807 DEEDQC
Recvd: 08/02/11 10:17 2 pgs
Fees:12.00 Taxes:0.00
20110802-0059132

After Recording Return To:
Unisource
18001 Cowan, Ste C
Irvine, CA 92614

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:
087-05-0A-161.00

#24334

QUIT CLAIM DEED

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

New Owner/ Property Being Conveyed
Brian Cozby
4042 Farmingham Woods Drive
Hermitage, TN 37076

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 21 day of July, 2011, between BRIAN COZBY, a now married man, joined by his spouse, STEPHANIE STEPHENS, residing 4042 Farmingham Woods Drive, Hermitage, TN 37076, hereinafter referred to as "Party of the First Part" and BRIAN COZBY, a married man, residing 4042 Farmingham Woods Drive, Hermitage, TN 37076, 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. 54 ON THE PLAN OF FARMINGHAM WOODS PHASE IV OF RECORD IN BOOK 7900, PAGE 555, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO BRIAN COZBY, UNMARRIED BY DEED FROM CARRIE H. ROLLINS F/K/A CARRIE HUNTER AND HUSBAND, BRAD ROLLINS, RECORDED 03/19/2007 as INSTRUMENT NO. 20070319-0032893, in DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 4042 Farmingham Woods Drive, Hermitage, TN 37076
The legal description was obtained from a previously recorded instrument.

BC

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

BRIAN COZBY **STEPHANIE STEPHENS**

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 21st day of July, 2011, before me personally appeared **BRIAN COZBY** and **STEPHANIE STEPHEN**, 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.

Vivian B. Cothran
NOTARY PUBLIC

VIVIAN B. COTHRAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES: MAY 8, 2012

My Commission Expires: May 8, 2012

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 0.

BRIAN COZBY

Subscribed and sworn to before me this 21st day of July, 2011.

Vivian B. Cothran
NOTARY PUBLIC

My Commission Expires: May 8, 2012

The preparer did not conduct a title search or examination in connection with this instrument on the property described herein, and therefore title is neither warranted nor guaranteed by 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) nor was any 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. In some instances, the conveyance amount was not made available to preparer and was added after the preparation of this instrument by agent for Grantor.**

VIVIAN B. COTHRAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MAY 8, 2012