Davidson County DEEDQC
Recvd: 08/09/11 13:10 3 pgs
Fees:17.00 Taxes:0.00
20110809-0061356

Return to
Accurate Title Group, LLC
9013 Perimeter Woods Dr., Ste H
Charlotte, North Carolina 28216

~~After Recording Return To:~~
Ronald Kerr
2610 Belmont Blvd.
Nashville, TN 37212

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:
117 04 0 108.00
56706

QUIT CLAIM DEED

[this deed is being executed to add spouse to title]
{Exempt from Taxation Pursuant to T. C. A § 67-4-409 (3) (A) (i)}

New Owner/ Property Being Conveyed
Ronald Scott Kerr
Wendy Hitch Kerr
2610 Belmont Boulevard
Nashville, TN 37212

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 25 day of June, 2011, between RONALD SCOTT KERR, a married man, joined by his spouse, WENDY HITCH KERR, residing at 2610 Belmont Boulevard, Nashville, Tennessee 37212, hereinafter referred to as "Party of the First Part" and RONALD SCOTT KERR and WENDY HITCH KERR, husband and wife as tenants by the entireties, residing at 2610 Belmont Boulevard, Nashville, Tennessee 37212, 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 THE NORTH 60 FEET OF THE SOUTH 80 FEET OF LOT NO. 109 ON THE PLAN OF BELMONT HEIGHTS, OF RECORD IN BOOK 421, PAGE 34, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 109 FRONTS 60 FEET ON THE EASTERLY MARGIN OF BELMONT BOULEVARD AND EXTENDS BACK BETWEEN PARALLEL LINES TO A DISTANCE OF 183 FEET TO AN ALLEY.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO RONALD SCOTT KERR BY DEED FROM DAVID T. LIPSEY AND WIFE, MARILYN A. LIPSEY, RECORDED AUGUST 10, 1998 IN BOOK 11060, PAGE 112 IN DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 2610 Belmont Boulevard, Nashville, Tennessee 37212
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.

RONALD SCOTT KERR

WENDY HITCH KERR

STATE OF TENNESSEE }
COUNTY OF Davidson }

On this 25 day of June, 2011, before me personally appeared RONALD SCOTT KERR and WENDY HITCH KERR, 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.

NOTARY PUBLIC

TONYA GREER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 11-19-13

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

RONALD SCOTT KERR

WENDY HITCH KERR

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

NOTARY PUBLIC

TONYA GREER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 11-19-13

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.**

VALUE AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Davidson

The actual **consideration or value**, whichever is greater, for this transfer is $ 10.00.

Erin Hyatt as agent
Affiant

Subscribed and sworn to before me this 20th day of July, 2011.

Emily McIntyre
Notary Public

My Commission Expires: 2/21/14

EMILY MCINTYRE
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
February 21, 2014

True Copy Certification

I, Justin Teal, 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 North Carolina

County of Mecklenburg

Personally appeared before me, [~~Name of Notary~~] Emily McIntyre, a notary public for this county and state, [name of person making certification] Justin Teal who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Emily McIntyre
Notary's Signature

My Commission Expires: 2/21/14
Notary' Seal (if on paper)

EMILY MCINTYRE
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
February 21, 2014