RECORDATION REQUESTED BY/RETURN TO:

CLOSING USA, LLC
250 MILE CROSSING BLVD, SUITE 4
ROCHESTER, NY 14624
SEND TAX NOTICES TO: New Owner
Deborah Lynn Stinson
45 Jones Circle
Old Hickory, TN 37138
044070018.00
INSTRUMENT WAS PREPARED BY:
DEBORAH LYNN STINSON
45 JONES CIRCLE
OLD HICKORY, TN 37138
CL110087362LD

Davidson County DEEDQC
Recvd: 08/25/11 09:41 3 pgs
Fees:17.00 Taxes:0.00
20110825-0065708

FOR RECORDER'S USE ONLY

QUITCLAIM DEED

STATE OF Tennessee

COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 0 , which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

THIS QUITCLAIM DEED, Executed this 11 day of August, 2011 , by first party
DEBORAH LYNN STINSON FORMERLY KNOWN AS DEBORAH LYNN RICHMOND

to second party,
DEBORAH LYNN STINSON AND TERRY STINSON, WIFE AND HUSBAND AS TENANTS BY THE ENTIRETY

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the City of OLD HICKORY , County of DAVIDSON , to wit:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
APN#044 07 0 018.00

Derivation Claus
The instrument constituting the source of the Borrower's interest in the foregoing described property was a Deed recorded 3-31992 BK 8504 Pg 881 in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Deborah Lynn Stinson
Grantor DEBORAH LYNN STINSON

Grantor

F/K/A Deborah Lynn Richmond
Grantor F/K/A DEBORAH LYNN RICHMOND

Grantor

Grantor

Grantor

Eddie N. Morthel
Witness

Witness

STATE OF TENNESSEE
COUNTY OF Davidson } SS.

On this 11 day of August 2011, before me personally appeared DEBORAH LYNN STINSON F/K/A DEBORAH LYNN RICHMOND, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he (they) executed the same as his (their) free act and deed.

(Seal)

EDDIE N. MORTHEL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Eddie N. Morthel
Notary Public

My Commission Expires: 9-9-2012

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0

Deborah Lynn Stinson
Affiant

STATE OF TENNESSEE
COUNTY OF Davidson } SS.

Subscribed and sworn before me this 11 day of August, 2011.

(Seal)

EDDIE N. MORTHEL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Eddie N. Morthel
Notary Public

My Commission Expires: 9-9-2012

TN "TNQCD2"

Schedule A

All that tract or parcel of land situate in the Town/City of Old Hickory, County of Davidson and State of Tennessee, and more particularly described as follows:

Being all of Lot No. 18 of the River Vista Subdivision, as shown on the plan of record in Book 1424, Page 118, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at an iron pin on the Northerly margin of Jones Circle, said iron pin being the common corner between Lot No. 18 and Lot No. 19 on said plan;

THENCE with the common line between said lots North 50 deg. 22' West 150 feet to a point in the center line of a road;

THENCE North 52 deg. 13' East 123 feet to an iron pin in the common line between said Lot No. 18 and Lot No. 17 on said plan;

THENCE with the common line between said lots South 34 deg. 28' East 140 feet to an iron pin in the Northerly margin of Jones Circle;

THENCE Southwesterly with said margin and with a curve to the left, said curve having a radius of 185.0 feet, a distance of 80 feet to the point of BEGINNING.

True Copy Certification

I, Mary Passalacqua, 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 New York

County of Monroe

Personally appeared before me, Jerrylynn Johnson, a notary public for this county and state, Mary Passalacqua who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 04/13/2014
Notary' Seal (if on paper)

JERRYLYNN JOHNSON
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN ORLEANS COUNTY
COMMISSION EXPIRES APRIL 13, 2014