**This document prepared by**
**(and after recording return to):**
Real Advantage LLC
Gerri Mihalcin
1000 Commerce Drive, Suite 420
Pittsburgh, PA 15275
File #422465

Davidson County DEEDQC
Recvd: 10/12/11 08:51 3 pgs
Fees:17.00 Taxes:0.00
**20111012-0079127**

**Send Tax Statements to:**
Andrew W. Nelson
Sonja E. James Nelson
1314 Sweetbriar Avenue
Nashville, TN 37212

# QUITCLAIM DEED

**(Changing name to married name, Consideration = 0)**

This QUITCLAIM DEED, made this 26th day of Sept, 2011 between ANDREW W. NELSON and SONJA E. JAMES NELSON, who took title as SONJA E. JAMES Grantor, and ANDREW W. NELSON and SONJA E. JAMES NELSON, Husband and Wife as Joint Tenants with Right of Survivorship, whose address is 1314 Sweetbriar Avenue, Nashville, TN 37212 Grantee, witnesseth that the Grantor, for and in consideration of the sum of No Dollars ($0.00) and other good and valuable consideration, to him in hand paid by the Grantees, the receipt and sufficiency whereof is hereby acknowledged, has released, remised and quitclaimed, and by these presents does hereby release, remise and forever quitclaim unto the said Grantee, their heirs and assigns forever, all the right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, State of Tennessee, as follows::

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 98 on the Belmont Land Company's Plan called "Belmont Heights", as of record in Book 421, page 34, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot 98 fronts 50' along the northerly said of Sweetbrier Avenue and extends back 188' along the easterly and westerly side lines to a rear line measuring 50' thereon.

Being the same property conveyed to Andrew W. Nelson and Sonja E. James by Deed dated April 26, 2001 and recorded November 4, 2002 as Instrument 20021104-0135327 in the Records of Davidson County, Tennessee.

Commonly known as: 1314 Sweetbriar Avenue, Nashville, TN 37212

TAX ID: 118-01-0-023.00

Deed executed to change name to married name for no consideration.

WITNESS Grantor's hand this the 26th day of September, 2011.

Andrew W. Nelson
ANDREW W. NELSON

Sonja E. James Nelson
SONJA E. JAMES NELSON

State of Tennessee,
County of Davidson

The foregoing instrument was acknowledged before me this 26th day of September, 2011,
by Andrew W. Nelson and Sonja James Nelson
, who
is personally known to me or who has produced TN Drivers License as identification.

Tamara R. Martin-Radley
Notary Public

My Commission Expires:
29 January 2012

TAMARA R. MARTIN-RADLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee

County of Davidson

The actual consideration or true value, whichever is greater for this transfer is $ 0.00

Andrew W Nelson
Affiant

Sonja E James Nelson
Affiant

Affiant

Subscribed and sworn to before me, this 26th day of September, 2011.

Tamara R Martin-Radley
Notary Public

TAMARA R. MARTIN-RADLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## True Copy Certification

I, Shannon Malone, 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.

Shannon Malone
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Wendie Frambes a notary public for this county and state, Shannon Malone who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendie L. Frambes, Notary Public
Findlay Twp., Allegheny County
My Commission Expires March 7, 2013
Member, Pennsylvania Association of Notaries

Notary's Signature

My Commission Expires: 3-7-13
Notary' Seal (if on paper)