Davidson County	DEEDQC
Recvd: 02/14/12 12:05	4 pgs
Fees:22.00 Taxes:0.00	
20120214-0012912	

THIS INSTRUMENT PREPARED BY:
Curphey & Badger Law - Debbie Lang
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
Brian Matthew Wegenka
1905 Gulf Breeze Pl
Madison, TN 37115

Property Tax ID#: 052080A00400CO
File #: 13162368

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration BRIAN MATTHEW WEGENKA, an unmarried man who acquired title as married, as Grantor, and BRIAN MATTHEW WEGENKA, an unmarried man, as Grantee, hereby convey all right, title and interest that we may have in and to the following described real property located in Davidson County, Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 ON THE PLAN OF HERON WALK SECTION 1, PHASE 1 OF RECORD IN PLAT BOOK 9700, PAGE 173, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.
BEING THE SAME PARCEL CONVEYED TO BRIAN MATTHEW WEGENKA FROM CARL M. BALLINGER, II AND TAMMY BALLINGER, BY VIRTUE OF A DEED DATED 07/06/2007, RECORDED 07/12/2007, AS INSTRUMENT NO. 20070712-0083064 COUNTY OF DAVIDSON, STATE OF TENNESSEE.

ASSESSOR'S PARCEL NO: 052080A00400CO
Property Address: 1905 Gulf Breeze Pl, Madison, TN 37115

This deed is given to reflect the current marital status of the Grantee. All marital right, title and interest in said real property was divested from RACHEL MICHELLE LEE pursuant to Final Judgement of Divorce at Docket No 08D-1108, file 08/18/2009

Recording requested by: LSI
When recorded return to :
Custom Recording Solutions
5 Peters Canyon Road Ste. 200
Irvine, CA 92606 E131 62368
800-756-3524 Ext. 5011

Witness my hand this the 31 day of Jan, 2012.

BRIAN MATTHEW WEGENKA

STATE OF Tennessee }

COUNTY OF Davidson }

BARBARA COLLINS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

My Commission Expires
January 27, 2015

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named BRIAN MATTHEW WEGENKA, the Grantor, with whom I am personally acquainted (or who have both proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 31 day of Jan, 2012.

BARBARA COLLINS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

My Commission Expires
January 27, 2015

Barbara Collins
Notary Public
My Commission expires: Jan 27, 2015

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $ 10.

Affiant's Name

Subscribed and sworn to before me this the 31 day of Jan, 2012.

BARBARA COLLINS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

My Commission Expires
January 27, 2015

Barbara Collins
Notary
My Commission expires: Jan 27, 2015

Name and Address of Property Owner:
Brian Matthew Wegenka
1905 Gulf Breeze Pl
Madison, TN 37115

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Brian Matthew Wegenka
1905 Gulf Breeze Pl
Madison, TN 37115

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Order No.: **13162368**
Loan No.: 0084892082

Exhibit A

The following described property:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Heron Walk Section 1, Phase 1 of Record in Plat Book 9700, Page 173, Register's Office for said County, to which reference is made for a more complete description.

Being the same parcel conveyed to Brian Matthew Wegenka from Carl M. Ballinger, II and Tammy Ballinger, by virtue of a Deed dated 07/06/2007, recorded 07/12/2007, as Instrument No. 20070712-0083064 County of Davidson, State of Tennessee.

Assessor's Parcel No: 052080A00400CO

True Copy Certification

I, Virginia Masina, 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 California

County of Orange

On 2/8/2012 personally appeared before me, Chris Lioe, a notary public for this county and state, Virginia Masina who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRIS LIOE
COMM. # 1793283
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. MAR. 9, 2012

Notary's Signature

My Commission Expires 3/9/12

Notary's Seal (if on paper)