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Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20120313-0021597

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

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
James F. McPherson
152 Hardaway Dr
Goodlettsville, TN 37072

Property Tax ID#: 03308006700

File #: 13330614

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration JAMES F. McPHERSON, surviving spouse of PEGGY J. MCPHERSON, deceased, as Grantor, and JAMES F. MCPHERSON, 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. 306 ON THE PLAN OF GATEWOOD, SECTION 2, OF RECORD IN BOOK 3700, PAGE 144, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PARCEL CONVEYED TO JAMES F. MCPHERSON AND PEGGY J. MCPHERSON FROM ERIC W. HARMON AND ANN R. HARMON, BY VIRTUE OF A DEED DATED 05/23/06, RECORDED 05/25/06, AS INSTRUMENT NO. 20060525-0061722 COUNTY OF DAVIDSON, STATE OF TENNESSEE.

ASSESSOR'S PARCEL NO: 03308006700
Property Address: 152 Hardaway Dr, Goodlettsville, TN 37072

Witness our hand this the 27 day of Feb., 2012.

JAMES F. McPHERSON

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named JAMES F. McPHERSON, surviving spouse of PEGGY J. MCPHERSON, deceased, the Grantor, with whom I am personally acquainted (or who have both proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 27 day of Feb., 2012.

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC 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 $ 10.00 .

Affiant's Name

Subscribed and sworn to before me this the 27 day of Feb, 2012.

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires January 27, 2015

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

Name and Address of Property Owner:
James F McPherson
152 Hardaway Dr.
Goodlettsville TN 37072

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
James F. McPherson
152 Hardaway Dr.
Goodlettsville TN 37072

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.

True Copy Certification

I, Jessica Villa, 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.

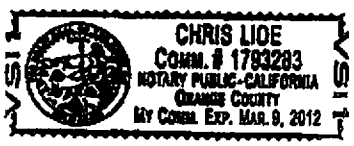
Signature

Jessica Villa

State of California

County of Orange

On 3/7/2012 personally appeared before me, Chris Lioe, a notary public for this county and state, Jessica Villa 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 3/9/2012

Notary's Seal (if on paper)