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

Davidson County DEEDQC
Recvd: 03/14/12 12:16 6 pgs
Fees:32.00 Taxes:0.00
20120314-0021939

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
TRACEE L. WELLS
7324 SMOKEY HILL ROAD
ANTIOCH, TN 37013

Property Tax ID#: 182120A05700CO

TN 4673

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, TRACEE L. JONES N/K/A TRACEE L. WELLS, Married To, CHARLES RICHARD WELLS, JR., as Grantor, and TRACEE L. WELLS, a married woman as Grantee hereby conveys all right, title and interest that I may have in and to the following described real property located in DAVIDSON County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 7324 SMOKEY HILL ROAD, ANTIOCH, TN 37013

Witness my hand this the 17 day of January, 2012.

TRACEE L. JONES N/K/A TRACEE L. WELLS

CHARLES RICHARD WELLS, JR.

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named TRACEE L. JONES N/K/A TRACEE L. WELLS, Married To, ~~CHARLES RICHARD WELLS, JR.~~ POA, the Grantor, with whom I am personally acquainted (or who has both proved 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 17th day of January, 2012.

MY COMMISSION EXPIRES
APRIL 21, 2013

Notary Public Patricia B. Herpy
My Commission expires:

PATRICIA B. HERPY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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

See Attached
Affiant's Name

Subscribed and sworn to before me this the _____ day of _____, _____

Notary
My Commission expires:

Name and Address of Property Owner:
Tracee L. Wells
7324 Smokey Hill Road
Antioch, TN 37013

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Broker Solutions, Inc dba New American Funding
16805 Armstrong Avenue, Ste 215
Irvine, CA 92606

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/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

INDIVIDUAL ACKNOWLEDGMENT

State/~~Commonwealth~~ of TENNESSEE
County of SHELBY } ss.

On this the 17 Day of JANUARY Month, 2012 Year, before me, ROBERT H. BROWN Name of Notary Public, the undersigned Notary Public, personally appeared CHARLES RICHARD WELLS, JR. Name(s) of Signer(s),

☐ personally known to me – **OR** –

☑ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

ROBERT H. BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

Robert H. Brown Signature of Notary Public

MY Comm Exp SEPT. 1. 2014
Other Required Information (Printed Name of Notary, Residence, etc.)

Place Notary Seal and/or Any Stamp Above

OPTIONAL

Although the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: QUIT CLAIM DEED

Document Date: 1/17/2012 Number of Pages: 2

Signer(s) Other Than Named Above: TRACEE L. JONES/WELLS

Right Thumbprint of Signer
Top of thumb here

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STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that to the best of affects knowledge, information and belief that actual consideration for the transfer if $ 0.

Affiant Signature: Nacee S Wells

Subscribed and sworn to before me this 17th **day of** January, **20**12

Notary Signature: [signature]
Commission expires: _____

MY COMMISSION EXPIRES
APRIL 21, 2013

NOTARIAL SEAL

PATRICIA B. HERPY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

"Exhibit A"

Land in Davidson County, Tennessee being Lot No. 266 on the Plan of Apple Valley, a Planned Unit Development, Section Two, of record in Instrument No. 20031204-0174333, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tracee L. Jones by deed from Yazdian Construction Inc, dated May 27, 2005 and recorded June 06, 2005 in Instrument 20050606-0064458 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 7324 Smokey Hill Road, Antioch, Tennessee 37013

Tax ID: 182120A05700CO

True Copy Certification

I, **Darell Near**, do hereby make oath that I am 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 Florida

County of Pinellas

Personally appeared before me, **Jocelyn K Brown**, a notary public for this county and state, **Darell Near** 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: September 9, 2015

Notary' Seal (if on paper)

JOCELYN K. BROWN
MY COMMISSION # EE 123532
EXPIRES: September 9, 2015
Bonded Thru Notary Public Underwriters