BILL GARRETT, Davidson County
Trans:T20120027745 DEEDQC
Recvd: 04/17/12 09:38 3 pgs
Fees:17.00 Taxes:0.00
20120417-0032583

THE ABOVE SPACE PROVIDED FOR RECORDERS USE ONLY
PREPARED BY:
Jennifer Robin Massey
3812 Leona Pass
Hermitage, Tennessee 37076

WHEN RECORDED RETURN TO:
Jennifer R Massey
3812 Leona Pass
Hermitage, Tennessee, 37076

QUIT CLAIM DEED

On March 01, 2012 THE GRANTOR(S),

- Vincent Andrew Cummings, a single person,

for and in consideration of: One Dollar ($1.00) and other good and valuable consideration conveys, releases and quit claims to the GRANTEE(S):

- Jennifer Robin Massey,3812 Leona Pass, Hermitage, Davidson County, Tennessee, 37076,

the following described real estate, situated in Hermitage, in the County of Davidson County, State of Tennessee:

(legal description): Being Lot Number 196 on the plan of Phase 5, Section 2, The Meadows of Seven Points, of Record in Instrument 20061207-0151442, Register's Office for Davidson County, Tennessee, to which Plat Reference is Hereby Made for more complete description. Being all of that certain property conveyed to Vincent A Cummings and Ex-Wife, Jennifer R. Massey (Cummings) from Frank Batson Homes, Inc., by deed dated February 19,2008 and recorded February 20, 2008 as Instrument No. ~~2008-~~ 0016526 of official records.

20080220

Grantor does hereby grants, bargain and sell all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and

assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

A transfer as part of the division of property in a divorce

Tax Parcel Number: ~~20061207-0151442~~
09813●C20700C●

Mail Tax Statements To:
USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, Texas 78288

Grantor Signatures:

DATED: 13 APR 12

Vincent Andrew Cummings

Vincent Andrew Cummings
1017 SE 44th Street
Cape Coral, Florida, 33904

STATE OF FLORIDA, COUNTY OF LEE COUNTY, FLORIDA, ss:

Steven A. Neviello
Notary Public, State of Florida
Commission# EE 160333
My comm. expires Jan. 17, 2016

Notary Public

Notary Public
Title (and Rank)

My commission expires Jan 17, 2016

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Vincent Andrew Cummings
Affiant
Affiant's Name: VINCENT ANDREW CUMMINGS

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the
17th Day of April, 2012.
Deputy Register