Davidson County DEEDQC
Recvd: 05/09/12 09:21 5 pgs
Fees:27.00 Taxes:0.00
20120509-0040029

Prepared by: Deeds on Demand, PC, 5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462

Return To: ServiceLink, 4000 Industrial Blvd., Aliquippa, PA 15001 (9) 1774809

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and sufficient which is hereby acknowledged by JOHN RUDOLPH BOYLE and ASHLEY MARIE BOYLE formerly known as ASHLEY MARIE WHEELER, husband and wife, hereinafter referred to as "Grantor", does hereby demise, convey and forever quitclaim, unto JOHN RUDOLPH BOYLE and ASHLEY MARIE BOYLE, husband and wife, as tenants by the entirety with full rights of survivorship, hereinafter referred to as "Grantee", whose mailing address is 2812 Druid Drive, Nashville, TN 37210, the following lands and property together with all improvements located thereon, in the County of Davidson, State of Tennessee:

The land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

All that parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Inst #20080313-0025440, ID# 119-10-0-132-00, being known and designated as Lot 46, Plan of Hidden Acres, filed in Plat Book 1130, at page 89.

By fee simple deed from Stephanie Vestal, unmarried as set forth in Inst #20080313-0025440 dated 03/11/2008 and recorded 03/13/2008, Davidson County Records, State of Tennessee.

Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.

The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemandusa/agreement), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 14082**

amb FKA amw

JRB

Property Address: 2812 Druid Drive, Nashville, TN 37210
Tax ID: 119-10-0-132-00

The source of title in the parties of the Grantor is by deed recorded in the office of the Register of Deeds in 20080313-0025440, of Davidson County, Tennessee.

WITNESS the following signature and seal:

_____(seal)
JOHN RUDOLPH BOYLE

STATE OF TENNESSEE
COUNTY OF Davidson to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JOHN RUDOLPH BOYLE has acknowledged the same before me in the County and State aforesaid, on this 25th day of April, 2012.

JAMES A. FARLEY NOTARY PUBLIC AT LARGE WILSON CO. TENN.

James A. Farley
Notary Public
My Commission expires: 4-23-16

Ashley Marie Boyle FKA

_____(seal)
ASHLEY MARIE BOYLE formerly known as
ASHLEY MARIE WHEELER

STATE OF TENNESSEE
COUNTY OF Davidson to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ASHLEY MARIE BOYLE formerly known as ASHLEY MARIE WHEELER, has acknowledged the same before me in the County and State aforesaid, on this 25th day of April, 2012.

JAMES A. FARLEY NOTARY PUBLIC AT LARGE WILSON CO. TENN.

James A. Farley
Notary Public
My Commission expires: 4-23-16

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.
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VALUATION AFFIDAVIT

I/We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Ashley Marie Boyle FKA
Ashley Marie Wheeler

Affiant

Subscribed and sworn to before me this 25th day of April, 2012

James A. Farley

Notary Public
Commission expires: 4-23-16

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

Send tax statements to:

Grantor(s) Name, Address
JOHN RUDOLPH BOYLE
ASHLEY MARIE BOYLE formerly known as
ASHLEY MARIE WHEELER
2812 Druid Drive, Nashville, TN 37210

Grantee(s) Name, Address
JOHN RUDOLPH BOYLE
ASHLEY MARIE BOYLE
2812 Druid Drive, Nashville, TN 37210

Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.

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LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **DAVIDSON**, STATE OF **TENNESSEE** AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED INST # 20080313-0025440, ID# 119-10-0-132-00, BEING KNOWN AND DESIGNATED AS LOT 46, PLAN OF HIDDEN ACRES, FILED IN PLAT BOOK 1130, PAGE 89.

BY FEE SIMPLE DEED FROM STEPHANIE VESTAL, UNMARRIED AS SET FORTH IN INST # 20080313-0025440 DATED 03/11/2008 AND RECORDED 03/13/2008, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.

True Copy Certification

I, Terri Baker, 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 PA

County of Beaver

Personally appeared before me, [Name of Notary] Melanie Miller, a notary public for this county and state, [name of person making certification] Terri Baker 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: 4-27-2014

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries