Davidson County DEEDQC
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THIS INSTRUMENT PREPARED BY:
Danayshea Hodge
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:
Diana T. Finlayson & Alistair James Reid Finlayson
2504 Belmont Boulevard
Nashville, TN 37212

Tax ID: 11704004100
Order #: 13610382

For and in consideration of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, DIANA T. FINLAYSON f/k/a DIANA THOMPSON and ALSTAIR JAMES REID FINLAYSON, wife and husband, who both acquired title as unmarried, as Grantors, and DIANA T. FINLAYSON and ALSTAIR JAMES REID FINLAYSON, wife and husband, as Grantees, hereby convey all right, title and interest that I may have in and to the following described real property located in Davidson County, Tennessee, to wit:

THE FOLLOWING DESCRIBED PROPERTY:

ALL OF GRANTOR'S RIGHTS, TITLE AND INTEREST IN AND TO CERTAIN LAND IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 113 ON THE BELMONT LAND COMPANY'S PLAN OF LOTS, CALLED BELMONT HEIGHTS, AS OF RECORD IN PLAT BOOK 421, PAGE 34, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF BELMONT BOULEVARD AT A POINT 110 FEET SOUTH OF THE SOUTHEAST CORNER OF SAID BOULEVARD AND BEECHWOOD AVENUE; THENCE EASTWARDLY 183 FEET TO THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY SOUTHWARDLY 70 FEET; THENCE WESTWARDLY 183 FEET TO THE EASTERLY MARGIN OF BELMONT BOULEVARD; THENCE WITH SAID BOULEVARD NORTHWARDLY 70 FEET TO THE BEGINNING.

BEING THE SAME PARCEL CONVEYED TO DIANA FINLAYSON WATA DIANA AND ALISTAIR JAMES REID FINLAYSON, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP FROM DIANA T. CHERRY, NOW KNOWN AS DIANA THOMPSON, BY VIRTUE OF A DEED DATED 5/12/2006, RECORDED 5/18/2006, IN DEED BOOK 20060518, PAGE 0058198, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

ASSESSOR'S PARCEL NO: 11704004100
Commonly known as: 2504 Belmont Boulevard, Nashville, TN 37212

Witness our hand this the 1 day of May, 2012.

Diana T. Finlayson f/k/a Diana Thompson
DIANA T. FINLAYSON f/k/a DIANA THOMPSON

Alistair James Reid Finlayson
ALSTAIR JAMES REID FINLAYSON

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, DIANA T. FINLAYSON f/k/a DIANA THOMPSON and ALSTAIR JAMES REID FINLAYSON, the Grantors, with whom I am personally acquainted (or who has 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 1 day of May, 2012.

JAMES T. SCHOLTEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires March 3, 2014

Notary Public
My Commission expires: 3-3-2014

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

Alistair James Reid Finlayson
Affiant's Name

Subscribed and sworn to before me this the 1 day of May, 2012.

JAMES T. SCHOLTEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires March 3, 2014

Notary
My Commission expires: 3-3-2014

Name and Address of Property Owner:
FINLAYSON, ALISTAIR JAMES REID
2506 BELMONT BLVD
NASHVILLE TN 37212

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
FINLAYSON, ALISTAIR JAMES REID
2506 BELMONT BLVD
NASHVILLE TN 37212

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

Loan # : 0134

Exhibit A

LEGAL DESCRIPTION

The following described property:

All of Grantor's rights, title and interest in and to certain land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 113 on the Belmont Land Company's Plan of Lots, called Belmont Heights, as of record in Plat Book 421, Page 34, Register's Office for said County, described as follows:

Beginning on the easterly margin of Belmont Boulevard at a point 110 feet south of the southeast corner of said Boulevard and Beechwood Avenue; thence eastwardly 183 feet to the westerly margin of an alley; thence with said alley southwardly 70 feet; thence westwardly 183 feet to the easterly margin of Belmont Boulevard; thence with said Boulevard northwardly 70 feet to the beginning.

Being the same parcel conveyed to Diana Finlayson Wata Diana and Alistair James Reid Finlayson, as tenants in common with the right of survivorship from Diana T. Cherry, now known as Diana Thompson, by virtue of a deed dated 5/12/2006, recorded 5/18/2006, in deed book 20060518, page 0058198, county of Davidson, state of Tennessee.

Assessor's Parcel No: 11704004100

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
Virginia Masina

State of California

County of Orange

On 5/11/2012 personally appeared before me, Tymia C. Gunn, 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.

Notary's Signature
Tymia C. Gunn

My Commission Expires May 23, 2014

Notary's Seal (if on paper)

