Davidson County DEEDQC
Recvd: 05/29/12 14:09 5 pgs
Fees:27.00 Taxes:0.00
20120529-0046227

# QUITCLAIM DEED

**MAIL RECORDED DEED TO:**

JAMES FLAMMIA, JR.
NICOLE FLAMMIA
1405 ROBERTS AVENUE
NASHVILLE, TN 37206

**OWNER (SEND TAX BILLS TO):**

JAMES FLAMMIA, JR.
NICOLE FLAMMIA
1405 ROBERTS AVENUE
NASHVILLE, TN 37206

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES FLAMMIA, JR., who acquired title as JAMES FLAMMIA and NICOLE FLAMMIA, husband and wife (herein, "Grantor"), whose address is 1405 Roberts Avenue, Nashville, TN 37206, hereby bargains, sells, remises, releases, quit claims and conveys to JAMES FLAMMIA, JR. and NICOLE FLAMMIA, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 1405 Roberts Avenue, Nashville, TN 37206, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1405 Roberts Avenue, Nashville, TN 37206

WITNESS my hand and seal this 18 day of May, 2012.

PIN NO: 08302008600

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

Property address: 1405 Roberts Avenue, Nashville, TN 37206

**GRANTOR:**

James Flammia, Jr., who acquired title as James Flammia

Nicole Flammia

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, James Flammia, Jr., who acquired title as James Flammia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 18 day of May, 2012.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/07/13

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Nicole Flammia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 18 day of May, 2012.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/07/13

***This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.***

Property address: 1405 Roberts Avenue, Nashville, TN 37206

**OATH OF CONSIDERATION**

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is 10.00.

**GRANTEE**

Grantee signature _____
James Flammia, Jr.

Subscribed and sworn to under oath before me, this 18 day of May, 2012.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/07/13

Grantee signature _____
Nicole Flammia

Subscribed and sworn to under oath before me, this 18 day of May, 2012.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/07/13

Property address: 1405 Roberts Avenue, Nashville, TN 37206

**EXHIBIT A**

[Legal Description]

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

BEING THE WEST 90 FEET OF THE EAST 280.80 FEET OF LOT NO. 1 ON THE MAP OF SHARPE AND HORN'S SUBDIVISION OF ELWOOD PLACE, AS SHOWN OF RECORD IN BOOK 332, PAGE 18, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AS MORE PARTICULARLY DESCRIBED ACCORDING TO THE SURVEY OF BERRY GREER, LAND SURVEYOR, DATED MARCH 31, 1988, AS FOLLOWS:

SAID PART OF LOT NO. 1 FRONTS 90.00 FEET ON THE NORTHERLY MARGIN OF ROBERTS AVENUE AND EXTENDS BACK 170.61 FEET ON ITS WESTERLY LINE AND 170.58 FEET ON ITS EASTERLY LINE TO AN ALLEY ON WHICH IT MEASURES 90.00 FEET.

BEING THE SAME PROPERTY CONVEYED TO S&P ACQUISITIONS, LLC BY DEED FROM JERRY N. SMITH AND WIFE, MARY LOUISE SMITH, FILED FOR RECORD 10/16/06 AS INSTRUMENT NO.20061016-0127677, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO ALL MATTERS AS SHOWN ON PLAN OF RECORD IN BOOK 332, PAGE 18, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

**SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:**

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20080304-0021688 on March 4, 2008.

**PIN NO:** 08302008600

**STREET ADDRESS:** 1405 Roberts Avenue, Nashville, TN 37206

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.*

# True Copy Certification

I, **Perre M. Cabell**, 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 **Mississippi**

County of **Hancock**

Personally appeared before me, **Ken L Amacker**, a notary public for this county and state, **Perre M. Cabell** 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: 6/15/2013
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77993
KEN L. AMACKER
Commission Expires
June 15, 2013
PEARL RIVER COUNTY