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

Davidson County DEEDQC
Recvd: 08/23/12 08:01 5 pgs
Fees:27.00 Taxes:0.00
20120823-0075698

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
Matthew F Stephens & Amber A Stephens
1315 Island View Ct.
Nashville, TN 37214

Tax ID: 108-16-0-087-00
Order #: 14185529

Recording requested by: LSI
When recorded return to :
Custom Recording Solutions
5 Peters Canyon Road Suite 200
Irvine, CA 92606 W4185529
800-756-3524 Ext. 5011

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, WE, AMBER A STEPHENS f/k/a AMBER BLACKBURN a married woman who acquired title as unmarried herein joined by her spouse MATTHEW F STEPHENS, and BOB BLACKBURN a married man herein joined by his spouse KATHY BLACKBURN, as Grantors, and MATTHEW F STEPHENS and AMBER A STEPHENS, husband and wife, 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:

IN CITY OF NASHVILLE, COUNTY OF DAVIDSON, IN THE STATE OF TN.

BEING LOT NO. 35-A ON THE PLAN OF ZONE LOT DIVISION LOTS 35, 36, 37 OF SECT. 3 OF LAKEVIEW HILLS SUBD., AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 5200, PAGE 680 (WHICH AMENDS PLAT BOOK 5190, PAGE 728), OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PARCEL CONVEYED TO AMBER BLACKBURN AND BOB BLACKBURN FROM CLAYTON A. WYSE AND JOWANNA WYSE, BY VIRTUE OF A DEED DATED 09/29/2008, RECORDED 10/23/2008, AS INSTRUMENT NO. 20081023-0106191, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Assessor's Parcel No: 108-16-0-087-00

A.A.L. / MFS

Witness our hands this the 11th day of August, 2012.

Amber A. Stephens f/k/a Amber Blackburn
AMBER A STEPHENS f/k/a
AMBER BLACKBURN

Matthew F Stephens
MATTHEW F STEPHENS

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, within, AMBER A STEPHENS f/k/a AMBER BLACKBURN and MATTHEW F STEPHENS, the with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence) and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Witness my hand and official seal this the 11th day of August, 2012.

Jana D Drury
Notary Public
My Commission expires: MY COMMISSION EXPIRES MARCH 1, 2016

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

_____
Affiant's Name

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

_____
Notary

My Commission expires:

Witness our hands this the _____ day of _____, 2012.

Bob Blackburn
BOB BLACKBURN

Kathy Blackburn
KATHY BLACKBURN

STATE OF Ca }

COUNTY OF Orange }

KELSI GENE COURTOIS
COMM # 1963121
ORANGE COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
DEC. 09, 2015

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, BOB BLACKBURN and KATHY BLACKBURN, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 1 day of August, 2012.

Kelsi Gene Courtois
Notary Public
My Commission expires: 12/09/2015

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

_____
Affiant's Name

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

_____
Notary

My Commission expires:

Name and Address of Property Owner:

_____
_____
_____

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:

_____
_____
_____

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

Witness our hands this the _____ day of _____, 2012.

_____
BOB BLACKBURN

_____
KATHY BLACKBURN

STATE OF _____}

COUNTY OF _____}

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, BOB BLACKBURN and KATHY BLACKBURN, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the _____ day of _____, 2012.

_____
Notary Public
My Commission expires:

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

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Amber A. Stephens
Affiant's Name

Subscribed and sworn to before me this the 11th day of Aug., 2012.

Jana Drury
Notary

My Commission expires: MY COMMISSION EXPIRES MARCH 1, 2016

Name and Address of Property Owner: stephens
Matthew F. & Amber A.
1315 Island View Ct.
Nashville, TN 37214

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Matthew F. Stephens & Amber A. Stephens
1315 Island View Ct.
Nashville, TN 37214

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

True Copy Certification

I, Charity Espa, 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
Charity Espa

State of California

County of Orange

On 8/22/2012 personally appeared before me, Tymia C. Gunn, a notary public for this county and state, Charity Espa 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)

