Davidson County	DEEDQC
Recvd: 08/27/12 09:29	5 pgs
Fees:27.00 Taxes:0.00	
20120827-0076734	

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

Return To: ServiceLink, 4001 Industrial Boulevard, Aliquippa, PA 15001

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 MARC E. ACTON, divorced and un-remarried and MICHELLE L. ACTON, divorced and un-remarried, hereinafter referred to as "Grantor", does hereby demise, convey and forever quitclaim, unto MARC E. ACTON, single, in fee simple, hereinafter referred to as "Grantee", whose mailing address is 205 Stecoah Ct, Cane Ridge, TN 37013, the following lands and property together with all improvements located thereon, in the County of Davidson, State of Tennessee:

All that parcel of land in City of Cane Ridge, Davidson County, State of Tennessee, as more fully described in Deed Inst # 20061129-0147193, ID# 181030A23200CO, being known and designated as:

Lot 10, Section 1, Phase 1, Indian Creek Estates, RS-10 Subdivision-Cluster Lot Option, filed in Plat Inst # 20060330-0035946.

The source of title in the parties of the Grantor is by fee simple deed recorded in the office of the Register of Deeds in Instrument Number 20061129-0147193, of Davidson County, Tennessee.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities,

railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

WITNESS the following signature and seal:

_____(seal)
MARC E. ACTON

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 MARC E. ACTON has acknowledged the same before me in the County and State aforesaid, on this 23 day of July, 2012.

Notary Public
My Commission expires: 05-05-15

PEGGY L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO., TN

My Commision Expires May 05, 2015

Michelle L Acton (seal)
MICHELLE L. ACTON

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 MICHELLE L. ACTON has acknowledged the same before me in the County and State aforesaid, on this 23 day of July, 2012.

Notary Public
My Commission expires: 05-05-15

PEGGY L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO., TN

My Commision Expires May 05, 2015

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 # 15172**

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.

Affiant

Affiant

Subscribed and sworn to before me this 23 day of July, 2017

PEGGY L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO., TN

My Commision Expires May 05, 2015

Notary Public
Commission expires: 05-05-15

Grantor(s) Name, Address
MARC E. ACTON and
MICHELLE L. ACTON
205 Stecoah Ct, Cane Ridge, TN 37013

Send tax statements to:
Grantee(s) Name, Address
MARC E. ACTON
205 Stecoah Ct, Cane Ridge, TN 37013

Prepared by Deeds on Demand, PC

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

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Exhibit "A"
Legal Description

The land referred to herein below is situated in the county of DAVIDSON, State of TN and is described as follows:

ALL THAT PARCEL OF LAND IN CITY OF CANE RIDGE, DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED INST # 20061129-0147193, ID# 181030A23200CO, BEING KNOWN AND DESIGNATED AS:

LOT 10, SECTION 1, PHASE 1, INDIAN CREEK ESTATES, RS-10 SUBDIVISION-CLUSTER LOT OPTION, FILED IN PLAT INST # 20060330-0035946.

MORE COMMONLY KNOWN AS 205 STECOAH CT ANTIOCH TN 37013

Tax/Parcel ID: 181030A23200CO

True Copy Certification

I, Kara Crees, 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 orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

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

My Commission Expires: 4-27-2014
Notary' Seal (if on Paper)