Davidson County DEEDQC
Recvd: 09/12/12 08:06 4 pgs
Fees:22.00 Taxes:0.00
20120912-0082537

This instrument prepared by:
Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, Nevada 89074

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:
Valerie and Richard Lineberry
2224 Golden Oak Place
Madison, Tennessee 37115

MAIL TAX STATEMENT TO:
Valerie and Richard Lineberry
2224 Golden Oak Place
Madison, Tennessee 37115

MAP PARCEL NUMBERS:
Map/Parcel:
051140A04600CO

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Valerie A. Lineberry, formerly known as Valerie A. Sullenger, a married woman, who acquired title as an unmarried woman** by these presents do hereby quitclaim and convey unto the said **Valerie A. Lineberry and Richard C. Lineberry, wife and husband, as joint tenants with right of survivorship and not as tenants in common**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

BEING LOT NO.46, ON THE PLAN OF OAKWOOD ESTATES, OF RECORD IN INSTRUMENT 200005050045404, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The express purpose of this conveyance is to Add Spouse to Title.

Being the same property conveyed to Valerie A. Sullenger, unmarried by Deed from Jocelyn P. Choate, unmarried, by these presents do hereby quitclaim and convey my interest unto R. B. Young, Trustee of record in Document No. 20060208-0015468, said Register's Office.

This is unimproved (X) property known as 2224 Golden Oak Place, Madison, Tennessee 37115
Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

VS

Witness our hand this 21 day of December, 20 11, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Valerie A Lineberry f/k/a Valerie A Sullenger
Valerie A. Lineberry, f/k/a
Valerie A. Sullenger

ACKNOWLEDGMENT

STATE OF Tennessee)
COUNTY OF Davidson) ss

Personally appeared before me, Peggy Niemann, a Notary Public in and for said County and State, **Valerie A. Lineberry, f/k/a Valerie A. Sullenger** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Nashville, TN this 21 day of December, A.D., 20 11.

NOTARY STAMP/SEAL

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

My Commision Expires May 05, 2015

NOTARY PUBLIC
Notary Commission Expires: 05-05-15

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration for this transfer is $ 61,00
Subscribed and sworn to before me this the 21 day of December, 20 11.

(Affix Seal)

Valerie A. Lineberry
Affiant

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

Exhibit "A"
Legal Description

All that certain parcel of land situated in County of DAVIDSON, State of TENNESSEE, being known and designated as follows:

BEING LOT NO.46, ON THE PLAN OF OAKWOOD ESTATES, OF RECORD IN INSTRUMENT 200005050045404, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOCELYN P. CHOATE AND VALERIE A. SULLENGER, BOTH UNMARRIED, BY WARRANTY DEED FROM GEORGE DUNN D/B/A GEORGE DUNN CONTRACTORS OF RECORD BY DOCUMENT NUMBER 20031217-0180213, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THIS CONVEYANCE IS SUBJECT TO RESTRICTIVE COVENANTS AND BY-LAWS OF RECORD IN INSTRUMENT 200007130069428 AND INSTRUMENT 200010020096900, REGISTER OFFICE FOR SAID COUNTY.

PROPERTY ADDRESS: 2224 GOLDEN OAK PL, MADISON, TN-37115-8305

Being the same property as conveyed from JOCELYN P. CHOATE, UNMARRIED, BY THESE PRESENTS DO HEREBY QUITCLAIM AND CONVEY MY INTEREST UNTO R. B. YOUNG, TRUSTEE to VALERIE A. SULLENGER, UNMARRIED as described in QUITCLAIM Deed, Dated 02/08/2006, Recorded 02/08/2006, in Official Records Document No. 20060208-0015468.

Tax/Parcel ID: 051140A04600CO

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

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