Davidson County DEEDQC
Recvd: 09/18/12 11:13 4 pgs
Fees:22.00 Taxes:0.00
20120918-0084721

RECORDATION REQUESTED BY/RETURN TO:
CLOSING USA, LLC
903 ELMGROVE ROAD
ROCHESTER, NY 14624

SEND TAX NOTICES TO:
ERIN L. MONBERG AND JOHN F. PRENDERGAST
1121 RIVERWOOD DRIVE
NASHVILLE, TN 37216

INSTRUMENT WAS PREPARED BY:
ERIN L. MONBERG AND JOHN F. PRENDERGAST
1121 RIVERWOOD DRIVE
NASHVILLE, TN 37216

CL120116764LD

FOR RECORDERS USE ONLY

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I/WE hereby swear or affirm that actual consideration for this transfer of the value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

THIS QUIITCLAIM DEED, Executed this 30th day of AUGUST, 2012, by first party **ERIN L. MONBERG FORMERLY KNOWN AS ERIN L. PHARRIS, MARRIED**, to second party **ERIN L. MONBERG AND JOHN F. PRENDERGAST, WIFE AND HUSBAND AS TENANTS BY THE ENTIRETY.**
Grantee mailing address: 1121 Riverwood Drive, Nashville, TN 37216

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is herby acknowledge, does herby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the City of NASHVILLE, County of DAVIDSON, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

APN: 061 11 0 204.000

Property Address: 1121 RIVERWOOD DRIVE, NASHVILLE, TN 37216

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

ERIN L. MONBERG

F/K/A ERIN L. PHARRIS

Witness

Witness

STATE OF TENNESEE)
)SS.
COUNTY OF Davidson)

On this 30 day of August, before me personally appeared **ERIN L. MONBERG F/K/A ERIN L. PHARRIS**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he (they) executed the same as his (their) free act and deed.

(Seal) ASHLEY SPARKS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: **My Commission Expires: July 8, 2013**

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

ERIN L. MONBERG

STATE OF TENNESEE)
)SS.
COUNTY OF Davidson)

Subscribed and sworn before me this 30 day of August, 20 12.

(Seal) ASHLEY SPARKS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: **My Commission Expires: July 8, 2013**

Schedule A

All that tract or parcel of land situate in the Town/City of Nashville, County of Davidson and State of Tennessee, and more particularly described as follows:

Being the Easterly 60 feet of Lot No. 112 on the Plan of Eastdale Place, of record in Book 547, Pages 29 & 30, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 112 fronts 60 feet on the northerly side of Riverwood Drive, and runs back between parallel lines, 200 feet to a dead line.

DERIVATION CLAUSE

The instrument constituting the source of the Borrower(s) / Grantor(s) interest in the foregoing described property was a ✓ Warranty Deed, ___ Quitclaim Deed, ___ Other _____; recorded at Book _____, Page_____, Instrument # 20070815-0097476; in the Register's Office of Davidson County, Tennessee. Which currently has an address of: 1121 Riverwood Drive, Nashville, TN 37216

True Copy Certification

I, Lisa Nichols, 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.

Lisa Nichols

Signature

State of New York

County of Monroe

Personally appeared before me, Pamela K. Coons, a notary public for this county and state, Lisa Nichols 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: 6/23/2015

Notary' Seal (if on paper)

Pamela K Coons
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CO6094649
Qualified in Monroe County
My Commission Expires June 23, 2015