Davidson County DEEDQC
Recvd: 10/08/12 09:13 5 pgs
Fees:27.00 Taxes:0.00
20121008-0091759

After Recording Return to:
VALUAMERICA
Attn: TONYA FORES
113 TECHNOLOGY DRIVE
PITTSBURGH, PA 15275
File No. 1273499924-1

This document prepared by:
PAUL JUNGERS, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Tax ID No.:
182060A371.00

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QUIT CLAIM DEED

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STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ Los Angeles

THIS INDENTURE made and entered into on this 16 day of AUGUST, 2012 by and between NANCY ANNE WARD, AN UNMARRIED WOMAN, 9228 THOMASON TRAIL, ANTIOCH, TN 37013, hereinafter referred to as Grantor(s) and NANCY ANNE WARD, TRUSTEE OF THE NANCY ANNE WARD FAMILY TRUST DATED MAY 7, 2009, 9228 THOMASON TRAIL, ANTIOCH, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A"

Also known as: 9228 THOMASON TRAIL, ANTIOCH, TN 37013
Property Tax ID No.: 182060A371.00
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: 20121002 0089981, Recorded: 10/02/2012

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in FEE SIMPLE.

And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of grantor's creditors.

Assessor's parcel No. 182060A371.00

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

NANCY ANNE WARD

STATE OF California
COUNTY OF Los Angeles

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC OF THE AFORESAID COUNTY AND STATE, Nancy Anne Ward, THE WITHIN NAMED BARGAINER, WITH WHOM I AM PERSONALLY ACQUAINTED (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND, AT OFFICES, THE 16th DAY OF August, 2012

NOTARY PUBLIC
COMMISSION EXPIRES: Nov 20, 2014

TRINA BROWN
Commission # 1913903
Notary Public - California
Los Angeles County
My Comm. Expires Nov 20, 2014

VALUATION AFFIDAVIT

I, or 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 $_____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Subscribed and sworn to before me this 16th day of August, 2012.

Notary Public
Commission Expires Nov 20, 2014

TRINA BROWN
Commission # 1913903
Notary Public - California
Los Angeles County
My Comm. Expires Nov 20, 2014

Name and address for person(s) responsible for taxes:

NANCY ANNE WARD
9228 THOMASON TRAIL
ANTIOCH, TN 37013

Name and address of property owner:

NANCY ANNE WARD
9228 THOMASON TRAIL
ANTIOCH, TN 37013

EXHIBIT A
LEGAL DESCRIPTION

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN CITY OF ANTIOCH IN THE COUNTY OF DAVIDSON, AND STATE OF TENNESSEE AND BEING DESCRIBED IN A DEED DATED 05/07/2009 AND RECORDED 05/24/2010 AS INSTRUMENT NUMBER 20100524-0039486 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

BEING ALL OF LOT NO. 308, ON THE FINAL PLAT FOR CLUSTER-LOT SUBDIVISION, OLD HICKORY HILLS, PHASE THREE, SECTION TWO, AS SHOWN BY PLAT APPEARS OF RECORD IN INSTRUMENT NO. 20070516-0058484, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO NANCY ANNE WARD, TRUSTEE OF THE NANCY ANNE WARD FAMILY TRUST, FROM NANCY A. WARD, AN UNMARRIED WOMAN, IN DEED DATED 5/7/2009 AND RECORDED 5/24/2010, INSTRUMENT #20100524-0039486, DAVIDSON COUNTY RECORDS.

PARCEL NO. 182060A371.00

PROPERTY COMMONLY KNOWN AS: 9228 THOMASON TRAIL, ANTIOCH, TN 37013

# True Copy Certification

I, Michael Lynch, 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.

Michael Lynch
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, [Janet Mcgraw Bonenberger], a notary public for this county and state, [Michael Lynch] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Janet McGraw Bonenberger, Notary Public
Findlay Twp., Allegheny County
My Commission Expires Sept. 9, 2014
Member, Pennsylvania Association of Notaries

Janet McGraw Bonenberger
Notary's Signature

My Commission Expires: September 9, 2014
Notary' Seal (if on paper)