Davidson County DEEDQC
Recvd: 10/18/12 15:12 5 pgs
Fees:27.00 Taxes:0.00
20121018-0095826

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 1ST day of OCTOBER, 2012, by and between **Mark O'Shea and Jay O'Shea f/k/a Jay Smith, husband and wife,** hereinafter known and referred to as **GRANTORS**, and **Mark O'Shea and Jay O'Shea, husband and wife, as tenants by the entirety,** whose tax mailing address is 4807 Jeffrey Drive, Nashville, Tennessee 37221, hereinafter known and referred to as **GRANTEES;**

W I T N E S S E T H :

For and in consideration of the sum of **$10.00**, cash in hand paid by Grantees to Grantors, the receipt of all of which is hereby acknowledged, the Grantors have bargained, sold, aliened, and conveyed, and do by these presents quitclaim unto the Grantees, as tenants by the entirety, a certain tract of real estate more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 71 on the plan of Kenilworth Estates Section Four, of record in Book 3300, Pages 34, 35, and 36, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same parcel conveyed to Jay Smith and Mark O'Shea from Nationstar Mortgage LLC, by virtue of a Deed Dated 2/11/2008, Recorded 4/4/2008, as Instrument No. 20080404-0034304 County of Davidson, State of Tennessee.

Assessor's Parcel No: 134-13-0-013-00

IN TESTIMONY WHEREOF, witness the hand of the Grantors herein, all on this the day and year first above written.

Mark O'Shea

f/k/a

Jay O'Shea f/k/a Jay Smith

STATE OF TENNESSEE)
)
DAVIDSON COUNTY)

JERRY A LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires March 18, 2014

The undersigned, a Notary, does certify that on this 1ST day of OCTOBER, 2012, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Mark O'Shea and Jay O'Shea f/k/a Jay Smith.

Jerry A Lambert
Notary Public
My Commission Expires:

My Commission Expires March 18, 2014

IN THIS OATH OF VALUE, I, or we, as Grantor (s) hereby swear or affirm that the actual consideration for this transfer is $10 00, to the best of Grantors' knowledge, information and belief.

Mark O'Shea

Jay O'Shea f/k/a Jay Smith

STATE OF TENNESSEE)
)
DAVIDSON COUNTY)

The undersigned, a Notary Public, does certify that on this 1ST day of OCTOBER, 2012, the foregoing Oath of Value was produced to me and was sworn to, acknowledged and delivered by Mark O'Shea and Jay O'Shea f/k/a Jay Smith.

JERRY A LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires March 18, 2014

Jerry A Lambert
Notary Public
My Commission Expires:

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Mark O'Shea and Jay O'Shea
4807 Jeffrey Drive
Nashville, Tennessee 37221

Property Owner and Address:
Mark O'Shea and Jay O'Shea
4807 Jeffrey Drive
Nashville, Tennessee 37221

This instrument prepared without title examination by:
JOHN E. NORMAN, ESQ.
333 West Vine Street, Suite 207
Lexington, KY 40507
(859) 252-1690

Order No.: **14727105**
Loan No.: 2300266313

Exhibit A

The following described property:

Land in Davidson County, Tennessee, being Lot No. 71 on the plan of Kenilworth Estates Section Four, of record in Book 3300, Pages 34, 35, and 36, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same parcel conveyed to Jay Smith and Mark O'Shea from Nationstar Mortgage LLC, by virtue of a Deed Dated 2/11/2008, Recorded 4/4/2008, as Instrument No. 20080404-0034304 County of Davidson, State of Tennessee.

Assessor's Parcel No: 134-13-0-013-00

True Copy Certification

I, David Bagwell, 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.

David Bagwell
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Ronna L Tate, a notary public for this county and state, DAVID BAGWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ronna L Tate
Notary's Signature

My Commission Expires: 5/10/16
Notary' Seal (if on paper)

NOTARIAL SEAL
RONNA L TATE
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires May 10, 2016