Davidson County DEEDQC
Recvd: 11/06/12 09:15 4 pgs
Fees:22.00 Taxes:0.00
20121106-0102192

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:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Brian and Kelly Bandas	Brian and Kelly Bandas	Map/Parcel:
2944 Primrose Circle	2944 Primrose Circle	117-04-0349.00
Nashville, Tennessee 37212	Nashville, Tennessee 37212	

Q 56828139-

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, **Brian Bandas, a married man, who acquired title without marital status** by these presents do hereby quitclaim and convey unto the said **Brian Bandas and Kelly Barons Bandas, husband and wife**, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOT NUMBER 4 OF BLOCK "B" ON THE PLAN OF BELMONT TERRACE ANNEX NUMBER 4, AS OF RECORD IN BOOK 974, PAGE 97, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED ACCORDING TO A SURVEY OF JOHN KOHL AND COMPANY, P.C. TENNESSEE REGISTERED SURVEYOR NUMBER 100, DATED NOVEMBER 24, 1986, AS FOLLOWS:

SAID PORTION OF LOT NUMBER 4 FRONTS 65 FEET ON THE SOUTHERLY MARGIN OF PRIMROSE CIRCLE AND EXTENDS BACK 77.9 FEET ON THE NORTHWESTERLY LINE OF 80.0 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 65 FEET THEREON.

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

Being the same property conveyed to Brian Bandas by Deed from Kent Krause of record in Document No. 20100517-0037524, said Register's Office.

This is unimproved (X) property known as 2944 Primrose Circle, Nashville, Tennessee 37212
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.

Witness our hand this 15 day of October, 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Brian Bandas

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, Candice Graham, a Notary Public in and for said County and State, **Brian Bandas** 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 _____
this 15 day of October, A.D., 2012

NOTARY STAMP/SEAL
CANDICE GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Candice Graham
NOTARY PUBLIC
Notary Commission Expires: November 4, 2013

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 $ 0.0.
Subscribed and sworn to before me this the 15 day of October, 2012.

Affiant

Candice Graham
Notary Public
My Commission Expires: November 4, 2013

(Affix Seal)

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 117-04-0349.00, 11704034900

Land Situated in the County of Davidson in the State of TN

Land in Davidson County, Tennessee, being a part of Lot number 4 of Block "B" on the plan of Belmont Terrace Annex Number 4, as of record in Book 974, Page 97, Registers Office for Davidson County, Tennessee, and being described according to a survey of John Kohl and Company, P.C. Tennessee Registered Surveyor Number 100, dated November 24, 1986, as follows:

Said portion of Lot number 4 fronts 65 feet on the southerly margin of Primrose Circle and extends back 77.9 feet on the northwesterly line of 80.0 feet on the southeasterly line to a dead line in the rear measuring 65 feet thereon.

Being the same property conveyed to Kent Krause by deed dated April 29, 2001 and recorded as instrument 20010509-004029, said Register's Office.

Being the same property conveyed to Brian Bandas, by deed dated April 28, 2010 of record in Deed Instrument/ Case No. 20100517-0037524, in the County Clerk's Office.

Commonly known as: 2944 Primrose Cir , Nashville, TN 37212

True Copy Certification

I, MELANIE WIMBERLY, 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.

Signature

State of MICHIGAN

County of OAKLAND

Personally appeared before me, ~~[Name of Notary]~~ Kimberly J. Virostick, a notary public for this county and state, ~~[name of person making certification]~~ MELANIE WIMBERLY 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: _____
Notary' Seal (if on paper)

Kimberly J. Virostick
NOTARY PUBLIC, Macomb County, MI
My Commission Exp. JAN 29, 2014
Acting in the County of OAKLAND