Davidson County DEEDQC
Recvd: 11/14/12 10:06 5 pgs
Fees:27.00 Taxes:0.00
20121114-0104714

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 24 day of October, 2012, by and between **Howard Lee, divorced and not remarried, and Anita Patriece Lee a/k/a Patriece Lee, divorced and not remarried,** hereinafter known and referred to as **GRANTORS**, and **Anita Patriece Lee, an unmarried woman,** whose tax mailing address is 2912 Kinwood Drive, Antioch, Tennessee 37013, hereinafter known and referred to as **GRANTEE;**

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 Grantee 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 Grantee, in fee simple, his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

Situate, lying and being in the County of Davidson, State of Tennessee, to wit;

Described property in Davidson County, Tennessee being Lot No. 99 on the Plan of Forest View Park Section 1, of record in Book 3700, page 109, Register's Office for said County.

Said Lot No. 99 fronts 85.0 feet on the east side of Kinwood Drive and extends back 145.0 feet on the north line and 145.0 the south line to a dead line measuring 85.06 feet thereon.

Being the same parcel conveyed to Howard Lee and Patriece Lee from Henry G. Cisneros., by virtue of a deed dated 11/15/1994, recorded 11/18/1994, in deed book 9523, page 804, as instrument no. 199411189523804 County of Davidson, State of Tennessee.

Assessor's Parcel No: 150-05-0-007-00

This conveyance is exempt from transfer tax under T.C.A 67-4-409(a)(3)(E), as same is pursuant to that divorce decree entered in Davidson County Action No. 06-D-1200, and therefore, no oath of value is required for this deed in accordance with the provisions of T.C.A. 67-4-409(a)(5)

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

Howard Lee

Howard Lee

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 24 day of October, 2012, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Howard Lee.

SUZANNE A MORAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
January 6, 2015

Notary Public
My Commission Expires: 1/6/15

Anita Patriece Lee a/k/a Patriece Lee

Anita Patriece Lee a/k/a Patriece Lee

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 24 day of October, 2012, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Anita Patriece Lee a/k/a Patriece Lee.

SUZANNE A. MORAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
January 6, 2015

Notary Public
My Commission Expires: 1/6/15

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Anita Patriece Lee
2912 Kinwood Drive
Antioch, Tennessee 37013

Property Owner and Address:
Anita Patriece Lee
2912 Kinwood Drive
Antioch, Tennessee 37013

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.. **14205405**
Loan No.. 000687975931

Exhibit A

The following described property:

Situate, lying and being in the County of Davidson, State of Tennessee, to wit;

Described property in Davidson County, Tennessee being Lot No. 99 on the Plan of Forest View Park Section 1, of record in Book 3700, page 109, Register's Office for said County.

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Assessor's Parcel No: 150-05-0-007-00

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