Davidson County DEEDQC	
Recvd: 11/21/12 14:15	4 pgs
Fees:22.00 Taxes:0.00	
20121121-0107622	

After Recording Return To:

This Instrument Prepared Under the Supervision OF:
Nancy Webber, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

Map & Parcel:
150-07-0-478.00

QUIT CLAIM DEED

{Exempt from Taxation Pursuant to T. C. A § 67-4-409 (3) (A) (i) }
[this deed is being executed to update marital status and add spouse to title]

12-37374

New Owner/ Property Being Conveyed
Edward E. Mussaw
Sonia M. Mussaw
805 Dresden Court
Antioch, TN 37013

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 9 day of November, 2012, between EDWARD E. MUSSAW, a now married man, joined by his spouse, SONIA M. MUSSAW, residing at 805 Dresden Court, Antioch, TN 37013 hereinafter referred to as "**Party of the First Part**" and EDWARD E. MUSSAW and SONIA M. MUSSAW, husband and wife as tenants by the entireties, hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in the Davidson County, Tennessee and being further bounded and described as follows:

LOT NUMBER 347 ON THE PLAN OF THE COUNTY, SECTION 8, OF RECORD IN BOOK 6250, PAGES 912 AND 913, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN SPECIFIC REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO EDWARD E. MUSSAW, UNMARRIED BY DEED FROM SHAUN DONOVAN, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, RECORDED ON 06/22/2011 IN

DOCUMENT NO. 20110622-0047744 IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 805 Dresden Court, Antioch, TN 37013
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

x Edward E. Mussaw
EDWARD E. MUSSAW

x Sonia M. Mussaw
SONIA M. MUSSAW

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 9 day of November, 20 12, before me personally appeared **EDWARD E. MUSSAW** and **SONIA M. MUSSAW** to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

My Commission Expires Nov. 4, 2013

Claudia Boyett
NOTARY PUBLIC

My Commission Expires:_____

CLAUDIA BOYETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 10.00.

x Edward E. Mussaw
EDWARD E. MUSSAW

Subscribed and sworn to before me this 9 day of November, 20 12.

My Commission Expires Nov. 4, 2013

Claudia Boyett
NOTARY PUBLIC

My Commission Expires:_____

CLAUDIA BOYETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

No title search was performed on the subject property by the preparer of this document. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein and no legal advice was given to any party. Information contained in this instrument was provided to preparer by an agent for said Grantor Preparer is not responsible for scheduling the closing; the execution of this document; the validity of any power of attorney, if one is being used; the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation.

Fidelity National Agency Solutions

Commitment Number: 12-37374

Exhibit A
Property Description

THE FOLLOWING DESCRIBED REAL ESTATE SITUATE, LYING AND BEING IN THE COUNTY DAVIDSON, STATE OF TENNESSEE, TO WIT:

DESCRIBED PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, TO WIT:

LOT NUMBER 347 ON THE PLAN OF THE COUNTY, SECTION 8, OF RECORD IN BOOK 6250, PAGES 912 AND 913, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Derivation Clause:
EDWARD E. MUSSAW, UNMARRIED by deed from SHAUN DONOVAN, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, dated 06/20/2011 and recorded on 06/22/2011 in document no. 20110622-0047744 in consideration: $90,000.00

BEING THE SAM PROPERTY ACQUIRED BY THE PART OF THE FIRST PART PURSUANT TO THE PROVISIONS OF THE NATIONAL HOUSING ACT, AS AMENDED (12 USC 1701 ET SEQ.) AND THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ACT (42 U.S.C. 3531), BY DEED DATED MAY 20, 2010 AND RECORDED AT INSTRUMENT NO. 20110311-0019388 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSE.

True Copy Certification

I, Jeff Havenga, 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.

Jeff Havenga
Signature

State of Pennsylvania

County of Chester

Kimberly C. Heit
Personally appeared before me, [Name of Notary], a notary public for this county and state, Jeff Havenga 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: 8/29/14,
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KIMBERLY F. HEIT, Notary Public
Tredyffrin Twp., Chester County
My Commission Expires August 29, 2014