QUIT CLAIM DEED

The Grantor and Grantee herein acknowledge that this document was prepared without the benefit of a title search.

STATE OF TN
COUNTY OF Rutherford

I, OR WE HEREBY SWEAR OR AFFIRM THAT TO THE BEST OF AFFIANT KNOWLEDGE, INFORMATION AND BELIEF THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2012.

Notary Public

MY COMMISSION EXPIRES: 5/17/2014 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130002767 DEEDQC
Recvd: 01/10/13 13:08 1 pgs
Fees:12.00 Taxes:0.00
20130110-0003314

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

THIS INSTRUMENT WAS PREPARED BY & RETURN TO
Legacy Title and Escrow, LLC
1800 S. Rutherford Blvd., Suite 104
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Staggs	SAME	13210000400
(NAME)	(NAME)	
851 Pasadena Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Nicole E. Staggs, a single woman**, HEREINAFTER CALLED THE GRANTORS, DO HEREBY QUIT CLAIM, TRANSFER AND CONVEY ALL OUR RIGHT, TITLE AND INTEREST UNTO **James W. Staggs, a single man**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. B, on the Plan of Springdale Estates, as shown on plat of record in Plat Book 1835, Page 104, in the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

This being the same property conveyed to J. William Staggs and Nicole E. Staggs, husband and wife by Warranty Deed from Austin B. Kemp and Kristan Kemp (formerly known as Kristan A. Baskin), husband and wife, dated May 27, 2005, filed of record on June 3, 2005, in Instrument No. 20050603-0063396, in the aforesaid Register's Office.

unimproved ☐
This is improved ☒ property, known as 851 Pasadena Dr., Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 21 day of November, 2012.

Nicole E. Staggs

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Nicole E. Staggs{ OrdDPSell1.1_5_0_0 }, the within named bargainor, 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 foregoing instrument for the purposes therein contained as his/her/their free act and will.

Commission expires: 11-4-2013

RYAN B. WALLACE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

LTE File #: 12675