Davidson County DEEDQC	
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Fees:22.00 Taxes:0.00	
20130226-0019024	

15744725
prepared by
John E. Norman, Esq.
333 West Vine Street
Suite 207
Lexington, KY 40507

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 26 day of January, 2013, by and between **Ryan Clopton, divorced and not remarried, and Laneicha Clopton, divorced and not remarried,** hereinafter known and referred to as **GRANTORS**, and **Laneicha Clopton, an unmarried woman,** whose tax mailing address is 1814 26th Avenue North, Nashville, Tennessee 37208, 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:

Land in Davidson County, Tennessee, being Lot No. 20 on the plan of Cumberland Gardens, Section Eight, of record in Book 3300, Page 82, Register's Office for said County.

Said Lot 20 fronts 50.0 feet on the easterly margin of 26th Avenue North and extends back 145.3 feet on the northerly line and 149.8 feet on the broken southerly line to a dead line in the rear, measuring 22.1 feet thereon.

Being the same parcel conveyed to Ryan Clopton and Laneicha Clopton from Penny Rogers, by virtue of a Deed dated 3/22/2007, recorded 4/13/2007, as Instrument No. 20070413-0044348 County of Davidson, State of Tennessee.

Assessor's Parcel No: 08106025500

This conveyance is exempt from transfer tax under T.C.A 67-4-409(a)(3)(E), as same is pursuant to decree of divorce entered in Davidson County Court Docket No. 10D-1354, 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).

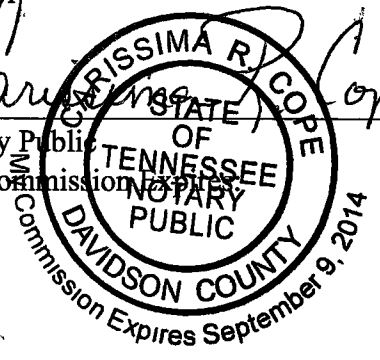
IN TESTIMONY WHEREOF, witness the hand of the Grantors herein, all on this the day and year first above written.

Ryan Clopton

STATE OF TENNESSEE)
)
DAVIDSON COUNTY)

The undersigned, a Notary, does certify that on this 26th day of JANUARY, 2013, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Ryan Clopton.

Notary Public
My Commission Expires:



Laneicha Clopton

STATE OF TENNESSEE)
)
DAVIDSON COUNTY)

The undersigned, a Notary, does certify that on this 26th day of JANUARY, 2013, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Laneicha Clopton.

Notary Public
My Commission Expires:

CLARISSIMA R. COPE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 9, 2014

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes)
Laneicha Clopton
1814 26th Avenue North
Nashville, Tennessee 37208

Property Owner and Address:
Laneicha Clopton
1814 26th Avenue North
Nashville, Tennessee 37208

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

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