THIS INSTRUMENT PREPARED BY:
Lance Schneider
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

Davidson County DEEDQC
Recvd: 02/28/13 14:51 3 pgs
Fees:17.00 Taxes:0.00
20130228-0020229

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
Stephanie D. Sullins
805 Gina Brooke Court
Hermitage, TN 37076

Tax ID: 08713001500
Order #: 15906002

Recording requested by: LSI
When recorded return to :
Custom Recording Solutions
5 Peters Canyon Road Ste. 200
Irvine, CA 92606 E15906002
800-756-3524 Ext. 5011

For and in consideration of TEN and 00/100 Dollars ($10.00) and NO other good or valuable consideration, WE, STEPHANIE D. SULLINS, f/k/a STEPHANIE D. MOSS, a married woman, who acquired title without marital status, herein joined by her spouse WILLIAM DERRICK SULLINS as Grantors, and STEPHANIE D. SULLINS, a married woman, Grantee, hereby convey all right, title and interest that we may have in and to the following described real property located in Davidson County, Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 157, AS SHOWN ON THE MAP ENTITLED VALLEY BROOKE, OF RECORD IN BOOK 5800, PAGE 74, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PARCEL CONVEYED TO STEPHANIE D. MOSS FROM ROGE R D. MANNING, BY VIRTUE OF A DEED DATED 2/27/2008, RECORDED 2/28/2008, AS INSTRUMENT NO. 20080228-0019757 COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Assessor's Parcel No: 08713001500
Commonly known as: 805 Gina Brooke Court, Hermitage, TN 37076

Witness our hands this the 18 day of February, 2013.

Stephanie D. Sullins f/k/a Stephanie D. Moss
STEPHANIE D. SULLINS f/k/a
STEPHANIE D. MOSS

William Derrick Sullins
WILLIAM DERRICK SULLINS

JAMES T. SCHOLTEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires
March 3, 2014

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, STEPHANIE D. SULLINS f/k/a STEPHANIE D. MOSS, and WILLIAM DERRICK SULLINS, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 18 day of February, 2013.

Notary Public
My Commission expires: 3-3-2014

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $ 10.00.

Stephanie D. Sullins
Affiant's Name

Subscribed and sworn to before me this the 18 day of February, 2013.

JAMES T. SCHOLTEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires
March 3, 2014

Notary

My Commission expires: 3-3-2014

Name and Address of Property Owner:
Stephanie D. Sullins
805 Gina Brooke Ct.
Hermitage, TN 37076

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Stephanie D. Sullins
805 Gina Brooke Ct.
Hermitage, TN 37076

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by grantors/grantees and /or their agents; no boundary survey was made at the time of this conveyance.

True Copy Certification

I, Charity Balinas Espa, 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
Charity Balinas Espa

State of California

County of Orange

On 2/27/2013 personally appeared before me, Tymia C. Gunn, a notary public for this county and state, Charity Balinas Espa who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
Tymia C. Gunn

My Commission Expires May 23, 2014

Notary's Seal (if on paper)

