Davidson County DEEDQC
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20130408-0034281

This Instrument prepared by:
Deeds on Demand, PC, 5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462

Return To: ServiceLink, 4000 Industrial Boulevard, Aliquippa, PA 15001

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and sufficient which is hereby acknowledged by ROBERT J. ETUX TIMONEY, married, hereinafter referred to as "Grantor", does hereby demise, convey and forever quitclaim, unto ~~ROBERT J. ETUX TIMONEY~~ ROBERT J. TIMONEY and BRIDGET C. TIMONEY, husband and wife, as tenants by the entirety with rights of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 608 Say Brook Circle, Nashville, TN 37221, the following lands and property together with all improvements located thereon, in the County of Davidson, State of Tennessee:

All that parcel of land in Davidson County, State of Tennessee, ID# 155-15-0-A05-30-0CO, being known and designated as:

Lot 53 Stonemeade Section 3.

Being the same property conveyed to Grantor by deed dated 5/9/1995 and recorded on 6/01/1995 in BK 9687 Page 27, in the records of Davidson County, State of Tennessee.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemandusa/agreement), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 20669**

WITNESS the following signature and seal:

Robert J. Timoney
aka Robert J. Etux Timoney (seal)
ROBERT J. ETUX TIMONEY

STATE OF TENNESSEE
COUNTY OF Davidson to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ROBERT J. ~~ETUX~~ aka TIMONEY has acknowledged the same before me in the County and State aforesaid, on this 11 day of March, 2013.

Notary Public
My Commission expires: My comm. expires October 19, 2014

SHEILA A. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Valuation Affidavit

I/We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $10.00 ~~151,712.00~~, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Robert J. Timoney aka Robert J. Etux Timoney
Affiant

Subscribed and sworn to before me this
11 day of March, 2013

Notary Public
Commission expires: My comm. expires October 19, 2014

SHEILA A. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Grantor Name, Address
Robert J. Etux Timoney
608 Say Brook Circle, Nashville, TN 37221

Send tax statements to:
Grantee Name, Address
Robert J. Etux Timoney and Bridget C. Timoney
608 Say Brook Circle, Nashville, TN 37221

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LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **DAVIDSON**, STATE OF **TENNESSEE** AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, ID# 155-15-0-A05-30-0CO, BEING KNOWN AND DESIGNATED AS:

LOT 53 ON THE PLAN OF STONEMEADE, SECTION III, AS OF RECORD IN BOOK 7900, PAGE 478, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

MORE COMMONLY KNOWN AS: 608 SAY BROOK CIR, NASHVILLE, TN 37221.

BEING THE SAME PROPERTY CONVEYED TO ROBERT J. TIMONEY AND WIFE, BRIDGET C. TIMONEY BY FEE SIMPLE DEED FROM BYRON E. YELVERTON AND WIFE, ANGELA BLACK YELVERTON AS SET FORTH IN BOOK 9687 PAGE 27 DATED 05/09/1995 AND RECORDED 06/01/1995, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.

True Copy Certification

I, Kara Crees, 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 orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-27-2014
Notary' Seal (if on Paper)