BILL GARRETT, Davidson County
Trans:T20130028711 DEEDQC
Recvd: 04/09/13 09:42 3 pgs
Fees:17.00 Taxes:0.00



20130409-0034905

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

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
Kathy A. Garner
1105 Cheyenne Circle
Madison, TN 37115

Tax ID: 53-5A/3.00CO
Order #: 29391

78555558-1
When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117
PIC 1ST

STATE DEED TAX $0.00

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, KATHY A. GARNER f/k/a KATHY A. PAYNE, an unmarried woman who acquired title as married, as Grantor, and KATHY A. GARNER, an unmarried woman, as 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:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Parcel ID: 53-5A/3.00CO
Commonly known as: 1105 Cheyenne Circle, Madison, TN 37115

Witness my hand this the 13th day of March, 2013.

Kathy A. Garner f/k/a Kathy A. Payne
KATHY A. GARNER f/k/a
KATHY A. PAYNE

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, KATHY A. GARNER f/k/a KATHY A. PAYNE, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 13th day of March, 2013.

Alisha Poling
Notary Public
My Commission expires: 8/23/16

ALISHA POLING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES:
August 23, 2016

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $ -0-.

Kathy A. Garner
Affiant's Name

Subscribed and sworn to before me this the 13th day of March, 2013.

Alisha Poling
Notary
My Commission expires: 8/23/16

ALISHA POLING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES:
August 23, 2016

Name and Address of Property Owner:
Kathy A. Garner
1105 Cheyenne Circle
Madison, TN 37115

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Kathy A. Garner
1105 Cheyenne Circle
Madison, TN 37115

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.

Exhibit A

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF CHEYENNE TRACE, WHICH IS OF RECORD IN BOOK 7900, PAGE 95, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO LARRY E. JOHNSON AND WIFE, JULIE L. JOHNSON, BY DEED FROM K K & H DEVELOPMENT CO., OF RECORD IN BOOK 8731, PAGE 813, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 8060, PAGE 765 AND BOOK 8261, PAGE 257, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF CHEYENNE TRACE OF RECORD, IN BOOK 7900, PAGE 95, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to **KATHY A. PAYNE** by deed recorded on **September 2,** 1998 in Book 11096 Page **550 In Instrument: 0483534.**

Parcel ID: 53-5A/3.00CO

Commonly known as 1105 Cheyenne Circle, Madison, TN 37115
However, by showing this address no additional coverage is provided



U03700858

3435 4/2/2013 78555558/1