Davidson County DEEDQC
Recvd: 04/15/13 09:37 4 pgs
Fees:22.00 Taxes:0.00
20130415-0036865

Name and Address of New Owner
Heather Lancaster
125 Lakeside Ct.
Hermitage, TN 37076

Prepared By: Amanda Kolodynski
On Time Settlement Services
2000 Cliff Mine Road
Park West Two, Suite 210
Pittsburgh, PA 15275
2013030049

Send Tax Notice To:
Heather Lancaster
125 Lakeside Ct.
Hermitage, TN 37076

Map: 086100A00700CO

QUIT CLAIM DEED

I/We, Heather A. Triplett nka Heather Lancaster, unmarried, of Davidson County, Tennessee for consideration of ONE DOLLAR AND 00/100 ---------($1.00),cash in hand paid, and other goods and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we Heather A. Triplett nka Heather Lancaster, do hereby transfer, convey and quit claim to Heather Lancaster, unmarried, her heirs and assigns, forever, all her rights, title, claim and interest in and to that certain parcel of real estate situate and located in Davidson County Tennessee, and being more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Heather A. Triplett, unmarried by a deed from George Dunn d/b/a George Dunn Contractors, dated November 20, 2003 and recorded November 24, 2003 in Instrument Number 20031124-0170399, Davidson County Records.

The purpose of this conveyance is to change grantors last name to her maiden name and is therefore exempt from realty transfer taxes.

WITNESS the hand and seal of the said Grantor this 8th day of April, 2013

WITNESS

Heather A. Triplett (SEAL)

WITNESS

nka Heather Lancaster (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 8TH day of APRIL, A.D. 2013 before me, a Notary Public, the undersigned officer, personally Heather A. Triplett nka Heather Lancaster, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

TERRY D RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My commission expires: 9-20-2015

NOTARY PUBLIC

I hereby swear or affirm that the actual consideration for this transfer is none.

Heather Lancaster

Sworn to and subscribed before me this the 8TH day of APRIL, 2013

Notary Public

My Commission Expires: 9-20-2015

TERRY D RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 7, on the Plan of Hermitage Highlands, of record in Instrument 20030422-0052784, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Subject to Restrictive Covenants and By-Laws of record in Instrument 20030416-0050698, Davidson County Records.

Parcel ID No.: 086100A00700CO

Being the same property conveyed to Heather A. Triplett, unmarried by a deed from George Dunn d/b/a George Dunn Contractors, dated November 20, 2003 and recorded November 24, 2003 in Instrument Number 20031124-0170399, Davidson County Records.

True Copy Certification

I, Cynthia L. Shimek, 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.

Cynthia L Shimek
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Jacqueline A Allen a notary public for this county and state, Cynthia L. Shimek who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jacqueline A Allen
Notary's Signature

My Commission Expires: 11/06/2013
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jacqueline A. Allen, Notary Public
Findlay Twp., Allegheny County
My Commission Expires Nov. 6, 2013
Member, Pennsylvania Association of Notaries