Davidson County DEEDQC
Recvd: 04/19/13 08:00 4 pgs
Fees:22.00 Taxes:0.00
20130419-0038935

Prepared By:
Timios, Inc. 2201 W. Plano Pkwy., Suite 175
Plano, TX 75075
Phone: (877) 251-0255

After Recording Return To:
SEAN ERIC VON TAGEN
5892 WOODLANDS AVE
NASHVILLE, TN 37211-7416

QUITCLAIM DEED

Send Tax Bills To:
5892 WOODLANDS AVE NASHVILLE TN 37211-7416
Map & Parcel Nos.:
(APN NUMBER)

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, SEAN VONTAGEN, AN UNMARRIED MAN does/do hereby quitclaim and convey unto SEAN ERIC VON TAGEN AND TRACEY VON TAGEN, their heirs [its successors] and assigns, all of our right, title and interest in and to a certain tract or parcel of land located in DAVIDSON County, Tennessee and described as follows:

A CERTAIN TRACTS OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 3, WOODLANDS, SECTION 1, PHASE 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 499, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. PARCEL: 172030A00300CO; BEING THE SAME PROPERTY CONVEYED TO SEAN VONTAGEN, AN UNMARRIED MAN BY DEED FROM ARNOLD HAHAMYAN AND ANNA HAHAMYAN, HUSBAND AND WIFE RECORDED 02/23/2006 IN DOCUMENT 20060223-21061, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

5892 WOODLANDS AVE NASHVILLE TN 37211-7416

This is [improved/unimproved] property known as 5892 WOODLANDS AVE.
Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has [Grantors have] caused this instrument to be executed on this 28 day of February, 2013.

SEAN ERIC VON TAGEN

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, Sean Eric Von Tagen, the bargainor with whom I am personally acquainted, and acknowledged that the foregoing document was executed for the purposes there in contained.

WITNESS my ~~hand and~~ official seal at Nashville, TN, this the 28 day of February, ~~2005.~~ 2013 ax

NOTARY PUBLIC
My Commission Expires: 12/06/14



VALUE AFFIDAVIT

STATE OF ~~TENNESSEE~~ California
COUNTY OF Los Angeles

The actual **consideration or value**, whichever is greater, for this transfer is $ 10.00.

Affiant

Subscribed and sworn to before me this 18th day of April, 2013.

Notary Public

My Commission Expires: Sept 24, 2015

JAMES G. DAVISON
COMM. #1953640
Notary Public-California
LOS ANGELES COUNTY
My Comm. Exp. SEPT. 24, 2015

True Copy Certification

I, Nick Woodward, 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

State of California

County of Los Angeles

Personally appeared before me, ~~[Name of Notary]~~ Lupe Aguilera, a notary public for this county and state, ~~[name of person making certification]~~ Nicholas A. Woodward who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

L. AGUILERA
COMM. #1928504
Notary Public - California
Ventura County
My Comm. Expires Mar. 14, 2015

Notary's Signature

My Commission Expires: 5/14/15

Notary' Seal (if on paper)