Davidson County DEEDQC
Recvd: 04/30/13 15:35 5 pgs
Fees:27.00 Taxes:0.00
20130430-0043238

After Recording Return to:
AMC SETTLEMENT SERVICES
345 ROUSER RD BLDG 5
CORAOPOLIS, PA 15108
File No. 6299871

This document prepared by:
PAUL JUNGERS, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Tax ID No.: 102.14-0-114.00

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE made and entered into on this 25 day of April, 2013, by and between JESSICA MARTIN DARDEN, F/K/A JESSICA A. MARTIN, A MARRIED WOMAN AND MARK K. DARDEN, A MARRIED MAN, WHO BOTH ACQUIRED TITLE AS UNMARRIED, AS TO AN UNDIVIDED 50% INTEREST EACH, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, of 1220 DAVIDSON ROAD, NASHVILLE, TN 37205 hereinafter referred to as Grantor(s) and MARK K. DARDEN AND JESSICA MARTIN DARDEN, HUSBAND AND WIFE, of 1220 DAVIDSON ROAD, NASHVILLE, TN 37205, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A"

Also known as: 1220 DAVIDSON ROAD, NASHVILLE, TN 37205
Property Tax ID No.: 102.14-0-114.00
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NO. 201004010024259, Recorded: 04/01/2010

And that said conveyance does not render the Grantor insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Assessor's parcel No. 102.14-0-114.00

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 25 day of April, 2013.

Jessica Martin Darden
F/K/A Jessica A. Martin
JESSICA MARTIN DARDEN,
F/K/A JESSICA A. MARTIN

MARK K. DARDEN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Jessica Martin Darden, F/K/A Jessica A. Martin, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 25 day of April, 2013

Barbara Collins
Notary Public
My Commission expires: Jan. 27, 2015

BARBARA COLLINS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

My Commission Expires
January 27, 2015

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Mark K. Darden, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 25 day of April, 2013

Barbara Collins
Notary Public
My Commission expires: Jan. 27, 2015

BARBARA COLLINS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

My Commission Expires
January 27, 2015

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $1.00.

Affiant

Subscribed and sworn to before me this 25 day of April, 2013

Notary Public
Commission Expires Jan. 27, 2015



My Commission Expires
January 27, 2015

Name and address for person(s) responsible for taxes:

MARK K. DARDEN AND JESSICA MARTIN DARDEN
1220 DAVIDSON ROAD
NASHVILLE, TN 37205

Name and address of property owner:

MARK K. DARDEN AND JESSICA MARTIN DARDEN
1220 DAVIDSON ROAD
NASHVILLE, TN 37205

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND IN CITY OF NASHVILLE, DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED DOC # 201004010024259, ID# 102.14-0-114.00, BEING KNOWN AND DESIGNATED AS.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF MARCHETTI COMPANY PROPERTY, OF RECORD IN PLAT BOOK 9700, PAGE 213, REGISTERS OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BY FEE SIMPLE DEED FROM ANDREA A. EMIGH AND HUSBAND, MATTHEW K. EMIGH AS SET FORTH IN DOC # 201004010024259 DATED 03/31/2010 AND RECORDED 04/01/2010, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.

PARCEL ID NUMBER: 102.14-0-114.00

PROPERTY COMMONLY KNOWN AS: 1220 DAVIDSON ROAD, NASHVILLE, TN 37205

True Copy Certification

I, _Kristie Lake_____, 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 ___PA_____

County of __Allegheny_____

Personally appeared before me, Lisa Marie DiSanzo, a notary public for this county and state, Kristie Lake who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _08/23/2014_____
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lisa Marie DiSanzo, Notary Public
Freedom Boro, Beaver County
My Commission Expires Aug. 23, 2014
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES