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

Davidson County DEEDQC
Recvd: 06/05/13 08:29 4 pgs
Fees:22.00 Taxes:0.00
20130605-0056683

# QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
Deborah Grimes & Daniel Grimes
840 Beech Bend Drive
Nashville, TN 37221

Tax ID: 142-14/167.00
Order #: 4014431

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, DEBORAH GRIMES, f/k/a DEBORAH J. TAIT, a married woman, who acquired title as unmarried, herein joined by her spouse, DANIEL GRIMES, as Grantors, and DEBORAH J. GRIMES and DANIEL GRIMES, wife and husband, as tenants by the entirety, as Grantees, 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"**

ASSESSOR'S PARCEL NO: 142-14/167.00

PROPERTY ADDRESS: 840 Beech Bend Drive, Nashville, TN 37221

Witness our hands this the 24th day of May, 2013.

Deborah Grimes f/k/a Deborah J. Tait
DEBORAH GRIMES, f/k/a
DEBORAH J. TAIT

DANIEL GRIMES

STATE OF TN }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, DEBORAH GRIMES, f/k/a DEBORAH J. TAIT and DANIEL GRIMES, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 24th day of May, 2013.

James A. Farley
Notary Public
My Commission expires: 5-24-16

JAMES A. FARLEY NOTARY PUBLIC AT LARGE WILSON CO. TENN.

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $ 0.00.

Deborah Grimes f/k/a Deborah J. Tait
Affiant's Name

Subscribed and sworn to before me this the 24th day of May, 2013.

James A. Farley
Notary
My Commission expires: 5-24-16

JAMES A. FARLEY NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Name and Address of Property Owner:

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:

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(S) 684, AS SHOWN ON THE MAP ENTITLED HARPETH WOODS, SECTION III, OF RECORD IN PLAT BOOK 5200, PAGE 270, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed to **DEBORAH J. TAIT, UNMARRIED** by deed recorded on **April 30, 2007** in **DBV: 200704300051456**.

Parcel ID: 142-14/167.00

Commonly known as 840 Beech Bend Drive, Nashville, TN 37221
However, by showing this address no additional coverage is provided

# True Copy Certification

I, Joseph Luis Prado, Jr., 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

Printed Name: Joseph Luis Prado, Jr.,

State of California

County of Riverside

Personally appeared before me, Brenda Fierro a notary public for this county and state, Joseph Luis Prado, Jr., 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: October 8, 2013

Notary' Seal:

BRENDA FIERRO
COMM. # 1867524
NOTARY PUBLIC-CALIFORNIA
RIVERSIDE COUNTY
MY COMM. EXP. OCT. 8, 2013

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