Davidson County DEEDQC
Recvd: 06/27/13 11:39 4 pgs
Fees:22.00 Taxes:0.00
20130627-0066111

RETURN TO:
WFG LENDER SERVICES
RECORDING DEPARTMENT
2625 TOWNSGATE ROAD SUITE 101
WESTLAKE VILLAGE, CA 91361

Commitment Number: 352856

~~After Recording Return To:~~
R. Barry Gearon, Jr. and **Ann Isabelle Gearon**
5040 Franklin Pike, Nashville, TN 37220

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
R. Barry Gearon, Jr. and **Ann Isabelle Gearon**, 5040 Franklin Pike, Nashville, TN 37220

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
Source of Title **14610006000**

INSTRUMENT# 20110616-0046223 **QUITCLAIM DEED**

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.
R. Barry Gearon, Sr. and **R. Barry Gearon, Jr.**, hereinafter grantors, of **Davidson County, TN**, without consideration paid, grant and quitclaim to **R. Barry Gearon, Jr.** and **Ann Isabelle Gearon**, hereinafter grantees, whose tax mailing address is **5040 Franklin Pike, Nashville, TN 37220**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF RAGLAND ESTATES OF RECORD IN BOOK 2663, PAGE 104, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 1 FRONTS 152.4 FEET ON THE EASTERLY SIDE OF FRANKLIN ROAD AND RUNS BACK 428.2 FEET ON THE NORTHERLY LINE AND 429.6 FEET ON THE SOUTHERLY LINE ALONG THE NORTH MARGIN OF HOGAN ROAD WHICH IS A BROKEN LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 218 FEET. P.I.D#:: 146-10-0-06000
Property Address is: 5040 Franklin Pike, Nashville, TN 37220

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Prior instrument reference: _____

Executed by the undersigned on 24 MAY, 2013:

R Barry Gearon Jr
R. Barry Gearon, Sr.

R. B
R. Barry Gearon, Jr.

STATE OF Tennessee
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on 24 MAY, 2013 by **R. Barry Gearon, Sr.** and **R. Barry Gearon, Jr.** who are personally known to me or have produced DRiver License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Jerry A Lambert
Notary Public



My Commission Expires March 18, 2014

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 24th day of MAY, 2013.

JERRY A. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
(Seal)

My Commission Expires March 18, 2014

R. Barry Gearon
Affiant

R. Barry Gearon, Jr.
Print Name

Jerry A Lambert
Notary Public

My commission expires:

_____

Jerry A Lambert
Print Name

True Copy Certification

I, BHRET HAESSIG, 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 VENTURA

Personally appeared before me, JENNIFER WALL, a notary public for this county and state, BHRET HAESSIG, 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: 2/3/2015
Notary' Seal (if on paper)



COMM. # 1924165
COMM. EXPIRES 2/3/2015