Davidson County DEEDQC
Recvd: 08/01/13 08:20 5 pgs
Fees:27.00 Taxes:0.00
20130801-0079988

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

QUIT CLAIM DEED

Exemption code: 67-4-409-(a) (3) (A)

New Owner(s) Address and mail tax statements to:
Angela Hunter
2817 Old Matthews Road
Nashville, TN 37207

Tax ID: 0591601800
Order #: 869285

For and in consideration of ZERO and 00/100 Dollars ($0.00) and other good and valuable consideration, ANGELA HUNTER, a single woman, who erroneously acquired title as ANGELLA HUNTER, as Grantors, and ANGELA HUNTER, a single woman, as Grantee hereby convey all right, title and interest that we may have in and to the following described real property located in Nashville County, Tennessee, to wit:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

APN: 0591601800
Commonly Known As: 2817 Old Matthews Road, Nashville, TN 37207

BEING THE SAME PROPERTY CONVEYED TO ANGELLA HUNTER, A SINGLE WOMAN BY DEED FROM US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON HEAT 2004-6 RECORDED 02/05/2007 IN INSTRUMENT 200702050014857, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Witness a hand this the 23 day of May, 2013.

ANGELA HUNTER

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within by ANGELA HUNTER, the Grantor, with whom I am personally acquainted (or who has 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 23 day of MAY, 2013

Notary Public
My Commission expires: 11/4/2013

Name and Address of Property Owner:
ANGELLA HUNTER
2817 OLD MATTHEWS RD.
NASHVILLE, TN 37207

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

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/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

ALVIN JOHNSON, SR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

THE PROPERTY ABOVE MENTIONED AND NOW FURTHER DESCRIBED AS BEING IN NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO-WIT:

DESCRIBED PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, TO WIT:

LOT NUMBER 20, ON THE PLAT OF HICKORY HEIGHTS DESCRIBED ACCORDING TO A SURVEY MADE BY Z.J. WILKERSON, MAY 22, 1946 AS FOLLOWS:

BEGINNING ON THE WEST MARGIN OF MANILA STREET, NOW KNOWN AS OLD MATHEWS ROAD, AT THE COMMON CORNER OF LOTS NUMBER 20 AND 21, SAID BEGINNING POINT ALSO BEING 90.5 FEET SOUTH OF THE NORTH LINE OF THE HICKORY HEIGHTS SUBDIVISION; RUNNING THENCE WITH THE LINE BETWEEN LOTS NUMBER 20 AND 21 WESTWARD 150 FEET TO THE COMMON CORNERS OF LOTS NUMBER 20, 21, 25 AND 26, RUNNING THENCE 50 FEET SOUTHWARD ALONG THE LINE BETWEEN LOTS NUMBER 20 AND 26; RUNNING THENCE EASTWARD 150 FEET ALONG THE LINE BETWEEN LOTS NUMBER 19 AND 20 TO THE WEST MARGIN OF MANILA STREET; RUNNING THENCE NORTHWARD ALONG THE WEST MARGIN OF MANILA STREET 50 FEET TO THE POINT OF BEGINNING, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID LOT.

VALUE AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Davidson

The actual **consideration or value**, whichever is greater, for this transfer is $ 0.

Affiant

Subscribed and sworn to before me this 31 day of July, 2013.

Notary Public

My Commission Expires: 3/14/15

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

True Copy Certification

I, Sarah Gonzales, 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.

Sa
Signature

State of California

County of Los Angeles

Personally appeared before me, [~~Name of Notary~~] L. Aguilera, a notary public for this county and state, [~~name of person making certification~~] Sarah Gonzales 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: 3/14/15

Notary' Seal (if on paper)

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