Davidson County DEEDQC
Recvd: 08/02/13 15:58 6 pgs
Fees:32.00 Taxes:0.00
20130802-0081176

QUITCLAIM DEED

Return To:
Equity National Title
50 Jordan Street, Suite 100
East Providence, RI 02914

OWNER (SEND TAX BILLS TO):

DAVID R. SUGGS, JR.
MICHELLE R. SUGGS
2036 SHAYLIN LOOP
ANTIOCH, TN 37013

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, DAVID R. SUGGS, JR. and MICHELLE R. SUGGS, husband and wife, and JASON J. LUKAWITZ and GETA LUKAWITZ, husband and wife (herein, "Grantor"), whose address is 2036 Shaylin Loop, Antioch, TN 37013, hereby bargains, sells, remises, releases, quit claims and conveys to DAVID R. SUGGS, JR. and MICHELLE R. SUGGS, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 2036 Shaylin Loop, Antioch, TN 37013, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2036 Shaylin Loop, Antioch, TN 37013

PIN NO: 173-05-0-A-068.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Jason J. Lukawitz

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jason J. Lukawitz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13 day of July, 2013.

[Affix Notary Seal]

KAYLA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/18/15

GRANTOR:

Geta Lukawitz

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Geta Lukawitz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13 day of July, 2013.

[Affix Notary Seal]

KAYLA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/18/15

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 31st day of July, 2013.

GRANTOR:

David R. Suggs, Jr.

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, David R. Suggs, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 2013.

[Affix Notary Seal]

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 8-5-2013

GRANTOR:

Michelle R. Suggs

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Michelle R. Suggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 2013.

[Affix Notary Seal]

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 8-5-2013

GRANTOR:

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Williamson

The actual consideration for this transfer is 10.00.

GRANTEE

Grantee signature David R Suggs Jr
David R. Suggs, Jr.

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

[Affix Notary Seal]

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 8-5-2013

GRANTEE

Grantee signature Michelle R Suggs
Michelle R. Suggs, Jr.

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

[Affix Notary Seal]

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 8-5-2013

EXHIBIT A

[Legal Description]

That certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

BEING all of Lot No. 68 (Sixty Eight) on the Plan of Barnes Crossing, Planned Unit Development, as shown on Exhibit "A" to Master Deed of record in Instrument Number 20050721-0084791 and re-recorded in Instrument Number 20050805-0092480; and amended of record in Instrument Number 20051114-0136938, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

THIS conveyance is made subject to Master Deed and By-Laws of record in Instrument Number 20050721-0084791, re-recorded in Instrument Number 20050805-0092480, and amended in Instrument Number 20051114-0136938; Easement to Metro of record in Instrument Number 20050721-0084791 and in Instrument Number 20050811-0095171; Charter of Home Owner's Association included in Master Deed as Exhibit "B"; Planned Unit Development Boundary of record in instrument Number 20050128-0010427; all plat and survey matters as shown on said plat as Exhibit "A" of Master Deed of record in Instrument Number 20050721-0084791, re-recorded in Instrument Number 20050805-0092480; and amended of record in Instrument Number 20051114-0136938; all of said Register's Office.

This conveyance is subject to any and all existing easements and/or restrictions of record.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20070705-0079766 on July 5, 2007.

PIN NO: 173-05-0-A-068.00

STREET ADDRESS:

2036 Shaylin Loop, Antioch, TN 37013

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.

13-49020 (ds)

True Copy Certification

I, Laurie Lavallee, 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.

Laurie Lavallee
Signature

State of Rhode Island

County of Providence

Personally appeared before me, Ashley L. Laferriere, a notary public for this county and state, Laurie Lavallee who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley L Laferriere
Notary's Signature

My Commission Expires: 3-14-15
Notary' Seal (if on paper)

Ashley L. Laferriere
Notary Public
State of Rhode Island
My Commission Expires March 14, 2015