Davidson County DEEDQC
Recvd: 08/22/13 16:15 6 pgs
Fees:32.00 Taxes:0.00
20130822-0088875

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

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
Kathryn Joan Rayburn
1657 Comanche Run
Madison, TN 37115

Tax ID: 053 14 0A 083.00CO
Order #: 7981991n
Ref #: 0292329398

47393847

For and in consideration of ZERO and 00/100 Dollars ($0.00) and other good and valuable consideration, KATHRYN JOAN RAYBURN, f/k/a KATHRYN J. PARKER, a married woman, who acquired title as unmarried, herein joined by her spouse, RYAN P. RAYBURN, as Grantors, and KATHRYN JOAN RAYBURN, a married woman, as Grantee 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"

APN #: 053 14 0A 083.00
Commonly known as 1657 Comanche Run, Madison, TN 37115

SOURCE OF TITLE: Instrument No. 20080723-0075385, Recorded July 28, 2008

Witness our hands this the 5 day of Aug. 2013.

Kathryn Joan Rayburn f/k/a Kathryn J. Parker 8/05/2013
KATHRYN JOAN RAYBURN, f/k/a
KATHRYN J. PARKER

R P B 8/5/2013
RYAN P. RAYBURN

STATE OF TN.}

COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within by KATHRYN JOAN RAYBURN, f/k/a KATHRYN J. PARKER and RYAN P. RAYBURN, 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 5 day of Aug., 2013

FRANK LANKFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Frank Lankford
Notary Public
My Commission expires: FRANK LANKFORD MY COMMISSION EXPIRES MAY 5, 2015

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $ 0.

SEE ATTACHED
Affiant's Name

Subscribed and sworn to before me this the 5 day of Aug., 2013.

FRANK LANKFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Frank Lankford
Notary
My Commission expires: FRANK LANKFORD MY COMMISSION EXPIRES MAY 5, 2015

Name and Address of Property Owner:
KATHRYN JOAN RAYBURN
1657 COMANCHE RUN
MADISON TN 37115

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
KATHRYN JOAN RAYBURN
1657 COMANCHE RUN
MADISON TN 37115

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.

Witness our hands this the 5 day of Aug. 2013.

Kathryn Joan Rayburn F/K/A Kathryn J. Parker 8/05/2013
KATHRYN JOAN RAYBURN, f/k/a
KATHRYN J. PARKER

R P R 8/5/2013
RYAN R RAYBURN

STATE OF TN.)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within by KATHRYN JOAN RAYBURN, f/k/a KATHRYN J. PARKER and RYAN P. RAYBURN, 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 5 day of Aug., 2013

FRANK LANKFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Frank Lankford
Notary Public
My Commission expires: FRANK LANKFORD MY COMMISSION EXPIRES MAY 5, 2015

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

Kathryn Rayburn
Affiant's Name

Subscribed and sworn to before me this the 5 day of Aug, 2013.

FRANK LANKFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Frank Lankford
Notary
My Commission expires: FRANK LANKFORD MY COMMISSION EXPIRES MAY 5, 2015

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.

ALL-PURPOSE ACKNOWLEDGMENT

State of TN.

County of DAVIDSON

On 8-5-13 (DATE) before me, FRANK LANKFORD (NAME OF NOTARY PUBLIC)

personally appeared KATHRYN PARKER (NAME(S) OF SIGNER(S)),

☐ personally known to me OR ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), an that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

FRANK LANKFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FRANK LANKFORD
MY COMMISSION EXPIRES
MAY 5, 2015

Place Notary Seal or Stamp Here

WITNESS my hand and official seal.

Frank Lankford

SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

DESCRIPTION OF ATTACHED DOCUMENT

QUIT CLAIM DEED
TITLE OR TYPE OF DOCUMENT

2
NUMBER OF PAGES

8-5-13
DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

EXHIBIT "A"

REAL PROPERTY IN THE CITY OF MADISON, COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 71 ON THE PLAN OF THE WOODS OF NEELY'S BEND, PHASE 2, OF RECORD IN INSTRUMENT NUMBER 20050707-0078328, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO KATHRYN J. PARKER, UNMARRIED FROM MICHAEL SHELBY AND WIFE, JILL SHELBY, BY DEED DATED JULY 16, 2008 AND RECORDED JULY 23, 2008 AS INSTRUMENT NO. 20080723-0075385 OF OFFICIAL RECORDS.

APN #: 053 14 0A 083.00
Commonly known as: 1657 Comanche Run, Madison, TN 37115

RAYBURN
47393847 TN
FIRST AMERICAN ELS
QUIT CLAIM DEED
5

WHEN RECORDED, RETURN TO:
FIRST AMERICAN MORTGAGE SERVICES
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING

True Copy Certification

I, Alison Smith, 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 Ohio

Count of Cuyahoga

Personally appeared before me, Tiffany E. Washington, notary public for this county and state, Alison Smith 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: Dec 16, 2016

Notary Seal

