Davidson County DEEDQC
Recvd: 09/04/13 16:10 4 pgs
Fees:22.00 Taxes:0.00
20130904-0093387

After Recording Return To:

Lawyers Title Company
7160 Dallas Parkway, Suite 175
Plano, TX 75024

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Map & Parcel:
72-7-0/7.00

QUIT CLAIM DEED

[this deed is being executed to remove a spouse from title]
{Exempt from Taxation Pursuant to T. C. A § 67-4-409 (3) (A) (i)}

New Owner/ Property Being Conveyed
Tim Mathews
15425 EL CAPITAN REAL LN
EL CANJON CA 92021

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 26 day of AUGUST, 2013, between MICHELLE MONIQUE MATHEWS, (wife of Grantee herein) residing at 15425 EL CAPITAN REAL LN EL CANJON CA 92021, hereinafter referred to as "**Party of the First Part**" and TIM MATHEWS, a married man as his separate property, residing at 15425 EL CAPITAN REAL LN EL CANJON CA 92021, hereinafter referred to as "**Party of the Second Part.**"

Michelle Monique Mathews, executes this deed with the acknowledgement that the purpose of this instrument is to convey any interest marital or otherwise that she may have in the property and also acknowledges the receipt of sufficient consideration for the execution of this instrument and WAIVES any defense to the enforcement of this instrument based upon the lack or inadequacy of consideration.

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in the Davidson County, Tennessee and being further bounded and described as follows:

BEING THE EASTERLY 69 FEET OF LOT 34 ON THE PLAN OF INGLEWOOD PLACE, AS RECORDED IN BOOK 332 PAGE 101, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID EASTERLY 69 FEET OF LOT NO. 34 FRONTS 69 FEET ON THE NORTHERLY SIDE OF KIRKLAND DRIVE AND RUNS BACK BETWEEN PARALLEL LINES WITH THE WESTERLY MARGIN TO KATHERINE STREET, 189.75 FEET TO A DEAD LINE.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO TIM MATHEWS, A MARRIED MAN AS HIS SEPARATE PROPERTY BY DEED FROM RESIDENTIAL RECOVERY CAPITAL HOLDINGS #2, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED _____ AS DOCUMENT NUMBER 20130904-0093386 IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 1149 Kirkland Avenue, Nashville, Tennessee 37216

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Michelle Monique Mathews
MICHELLE MONIQUE MATHEWS

STATE OF TENNESSEE }
COUNTY OF _____ }

On this ____ day of _____, 2013, before me personally appeared **MICHELLE MONIQUE MATHEWS**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

see attached acknowledgment

NOTARY PUBLIC

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 0.00.

DONNA PARKER
Notary Public, State of Texas
My Commission Expires
March 07, 2014

Amanda Owen
Affiant

Subscribed and sworn to before me this 28 day of August, 2013.

Donna Parker
NOTARY PUBLIC

My Commission Expires: 3-7-14

{No title examination requested or performed - the preparer hereof makes no representation as to the state of title to the above-described property}

The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein and no legal advice was given to any party by the preparer of this document. Information contained in this instrument was provided to preparer by an agent for said Grantee Preparer is not responsible for scheduling the execution of this document; the validity of any power of attorney, if one is being used; nor the recording of this instrument. Preparer has no control over typed or hand written additions made to this instrument.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of San Diego

On Aug 26, 2013 before me, K mosher Notary Public
(Here insert name and title of the officer)

personally appeared Michelle Monique Mathews

who 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~~), and 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)

RBG-1 OFFICIAL SEAL K. MOSHER NOTARY PUBLIC-CALIFORNIA COMM. NO. 1863401 SAN DIEGO COUNTY MY COMM. EXP. AUGUST 31, 2013 RBG-1

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quit Claim deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages ____ Document Date ____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other ____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

True Copy Certification

I, Mario Gallardo, 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 executed and authenticated according to law.

Signature

State of California

County of Orange

Personally appeared before me, Alfonso Sanchez Jr., a notary public for this county and state, Mario Gallardo 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: Jun 28, 2017
Notary' Seal (if on paper)

ALFONSO SANCHEZ JR.
Commission # 2031412
Notary Public - California
Orange County
My Comm. Expires Jun 28, 2017