Davidson County	DEEDQC
Recvd: 10/03/13 09:39	8 pgs
Fees:42.00 Taxes:0.00	
20131003-0103816	

2 5452388

This Instrument prepared by:
Deeds on Demand, PC, 5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462

Return To: ServiceLink
4000 Industrial Boulevard, Aliquippa, PA 15001

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and sufficient which is hereby acknowledged by DARA J. NEYLAND, married, RANDOLPH NEYLAND and WILLENE NEYLAND, husband and wife, hereinafter referred to as "Grantor", does hereby demise, convey and forever quitclaim, unto DARA J. NEYLAND, married, in fee simple, whose mailing address is 2121 Camille Drive, Antioch, TN 37013, the following lands and property together with all improvements located thereon, in the County of Davidson, State of Tennessee:

All that parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Inst # 200309040128860, ID# 174110A17900CO, being known and designated as:

Being Lot 467, as shown the Subdivision Plat of Cane Ridge Farm, Phase Two of record in Instrument No. 20020821-0101307, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

By fee simple deed from NVR, Inc., a Virginia corporation, t/a Fox Ridge Homes as set forth in

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemandusa/agreement), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 21600**

Inst # 200309040128860 dated 08/28/2003 and recorded 09/04/2003, Davidson County Records, State of Tennessee.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

WITNESS the following signature and seal:

Dara J Neyland (seal)
DARA J. NEYLAND

STATE OF TENNESSEE
COUNTY OF _____ to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that DARA J. NEYLAND has acknowledged the same before me in the County and State aforesaid, on this ____ day of _____, 20____.

see attached
Notary Public
My Commission expires:

Randolph Neyland (seal)
RANDOLPH NEYLAND

STATE OF TENNESSEE
COUNTY OF _____ to-wit:

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5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.
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I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that RANDOLPH NEYLAND has acknowledged the same before me in the County and State aforesaid, on this ____ day of _____, 20____.

See attached
Notary Public
My Commission expires:

Willene Neyland (seal)
WILLENE NEYLAND

STATE OF TENNESSEE
COUNTY OF _____ to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that WILLENE NEYLAND has acknowledged the same before me in the County and State aforesaid, on this ____ day of _____, 20____.

See attached
Notary Public
My Commission expires:

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Amy C. McClellan, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 10, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Justin Hagerty
Affiant JUSTIN HAGERTY

Subscribed and sworn to before me this 13th day of September, 2013.

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemandusa/agreement), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 21600**

Notary Public
My Commission expires:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Amy C. McClellan, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 10, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

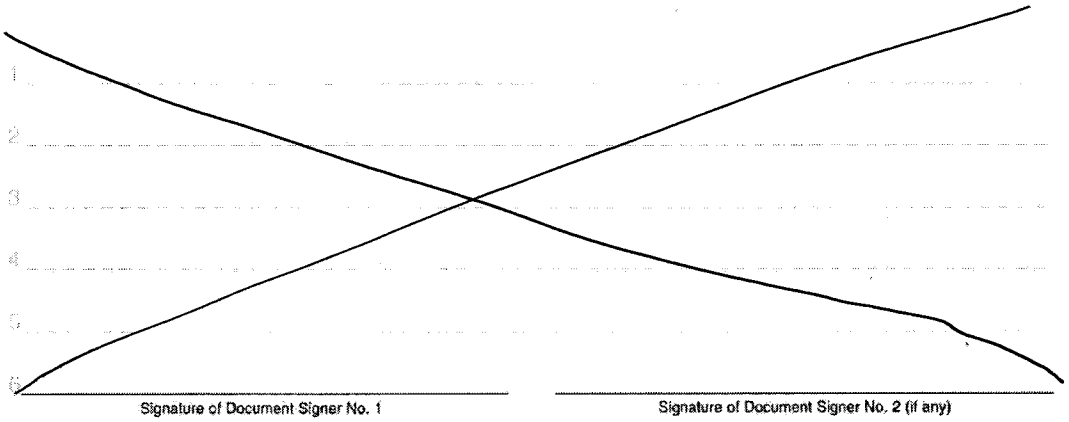
Grantor Name, Address
Dara J. Neyland, Randolph Neyland,
and Willene Neyland
2121 Camille Drive
Antioch, TN 37013

Send tax statements to:
Grantee Name, Address
Dara J. Neyland
2121 Camille Drive
Antioch, TN 37013

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemandusa/agreement), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 21600**

CALIFORNIA JURAT WITH AFFIANT STATEMENT

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–5 to be completed only by document signer[s], *not* Notary)



Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Orange

MATT STUART
Commission # 1880409
Notary Public - California
Orange County
My Comm. Expires Feb 19, 2014

Place Notary Seal and/or Stamp Above

Subscribed and sworn to (or affirmed) before me on this 28th (Date) day of March (Month), 20 13 (Year), by

(1) Dara J Neyland (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (,)

(and

(2) Randolph Nuyland (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature Matt Stuart (Signature of Notary Public)

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here	Top of thumb here

Further Description of Any Attached Document

Title or Type of Document: Quit Claim Deed

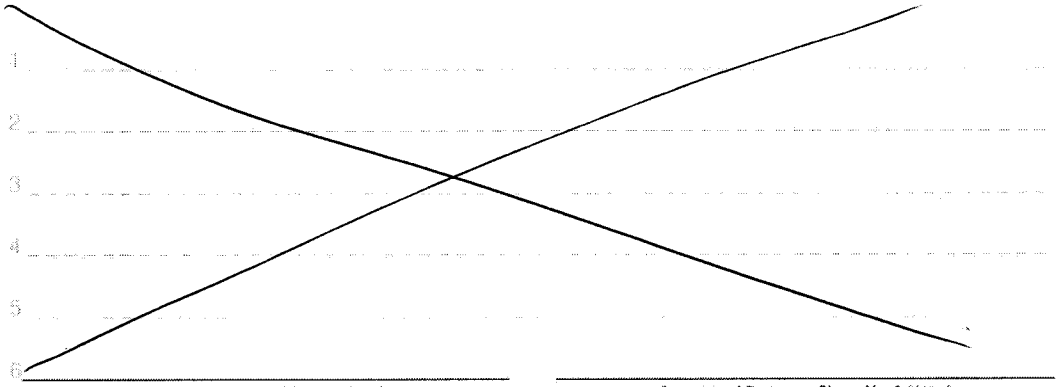
Document Date: _____ Number of Pages: 3

Signer(s) Other Than Named Above: _____

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CALIFORNIA JURAT WITH AFFIANT STATEMENT

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–5 to be completed only by document signer[s], *not* Notary)



Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me on this 28th day of March, 2013, by

(1) willene Nayland,
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (,)

(and

(2) _____,
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature _____
Signature of Notary Public

MATT STUART
Commission # 1880409
Notary Public - California
Orange County
My Comm. Expires Feb 19, 2014

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

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Title or Type of Document: Quit Claim Deed

Document Date: _____ Number of Pages: 3

Signer(s) Other Than Named Above: _____

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Exhibit "A"
Legal Description

The land referred to herein below is situated in the county of DAVIDSON, State of TN and is described as follows:

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED INST # 200309040128860, ID# 174110A17900CO, BEING KNOWN AND DESIGNATED AS:

BEING LOT 467, AS SHOWN THE SUBDIVISION PLAT OF CANE RIDGE FARM, PHASE TWO OF RECORD IN INSTRUMENT NO. 20020821-0101307, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

KNOWN AS: 2121 CAMILLE DR, ANTIOCH, TN 37013

Tax/Parcel ID: 174110A17900CO

True Copy Certification

I, Kara Crees, 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 orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-27-2014
Notary' Seal (if on Paper)