This instrument prepared by:
Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, Nevada 89074

Davidson County DEEDQC
Recvd: 10/04/13 13:36 5 pgs
Fees:27.00 Taxes:0.00
20131004-0104600

QUITCLAIM DEED

TITLE OF DOCUMENT

D 5875010- 226885

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
Phyllis Childs	Phyllis Childs	Map/Parcel:
7324 River Bend Road	7324 River Bend Road	141120C03800CO
Nashville, Tennessee 37221	Nashville, Tennessee 37221	

FOR AND IN CONSIDERATION of TWENTY THOUSAND AND NO/100 DOLLARS ($20,000.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Sam Foust, an unmarried man and Phyllis Childs, formerly known as Phyllis Foust, an unmarried woman, who acquired title as husband and wife** by these presents do hereby quitclaim and convey unto the said **Phyllis Childs, an unmarried woman**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

BEING LOT NO. 38, ON THE PLAN OF RIVER BEND, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 6900, AT PAGE 504 AND 505, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

The express purpose of this conveyance is to Remove Former Spouse from Title.

Being the same property conveyed to Sam Foust and wife, Phyllis Foust by Deed from Michael R. Burch and wife, Elizabeth H. Burch of record in Book 9826, Page 217, said Register's Office.

DIVORCE DECREE INFO: FEBRUARY 20TH, 2013, CASE NO. 12D-1385, DAVIDSON COUNTY, TENNESSEE.

This is unimproved ( ) property known as 7324 River Bend Road, Nashville, Tennessee 37221
Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 26 day of August, 2013, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Sam Foust

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Anderson) ss

Personally appeared before me, Chad Isabell, a Notary Public in and for said County and State, **Sam Foust** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Clinton, Tennessee this 26 day of August, A.D., 2013.

NOTARY STAMP/SEAL

CHAD HOUSTON ISABELL
STATE OF TENNESSEE NOTARY PUBLIC
ANDERSON COUNTY

NOTARY PUBLIC
Notary Commission Expires: 9-26-15

AFFIDAVIT OF VALUE

STATE OF _____)

COUNTY OF _____)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration for this transfer is $_____.
Subscribed and sworn to before me this the _____ day of _____, 20____.

(Affix Seal)

_____
Affiant

_____
Notary Public
My Commission Expires: _____

Witness our hand this 20th day of September, 2013, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Phyllis Childs f/k/a Phyllis Foust

Phyllis Childs f/k/a
Phyllis Foust

ACKNOWLEDGMENT

STATE OF AL)

COUNTY OF BALDWIN) ss

Cynthia M. Trainor
Cynthia M. Trainor

Personally appeared before me, _____, a Notary Public in and for said County and State, **Phyllis Childs f/k/a Phyllis Foust** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at ORANGE BEACH, AL.
this 20th day of September, A.D., 20 13.

NOTARY STAMP/SEAL

CYNTHIA M. TRAINOR NOTARY PUBLIC STATE AT LARGE ALABAMA

NOTARY PUBLIC
Notary Commission Expires: _____

Cynthia M Trainor
Notary Public
State of Alabama
My Commission Expires: February 1, 2017

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 141120C03800CO

Land Situated in the County of Davidson in the State of TN

BEING LOT NO. 38, ON THE PLAN OF RIVER BEND, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 6900, AT PAGE 504 AND 505, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

Being the same property conveyed to Sam Foust and wife, Phyllis Foust , by deed dated October 11, 1995 of record in Deed Book 9826, Page 217, in the County Clerk's Office.

Commonly known as: 7324 River Bend Road , Nashville, TN 37221

True Copy Certification

I, Michael Spreeman, 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 MICHIGAN

County of WAYNE

Personally appeared before me, Kimberly J Virostick, a notary public for this county and state, Michael Spreeman 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:_____
Notary' Seal (if on paper)

Kimberly J. Virostick
NOTARY PUBLIC, Macomb County, MI
My Commission Exp. JAN 29, 2014
Acting in the County of WAYNE