Davidson County DEEDQC
Recvd: 10/17/13 11:09 5 pgs
Fees:28.00 Taxes:22.20
20131017-0108539

THIS INSTRUMENT PREPARED BY:
Nikita George
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:
Stephanos Stroop
4615 Shys Hill Road
Nashville, TN 37215

Tax ID: 107 12 0A 041.00
Order #: 4755T

For and in consideration of SIX THOUSAND and 00/100 Dollars ($6,000.00) and NO other good or valuable consideration, THE BANK OF NEW YORK MELLON, fka The Bank of New York, as Trustee For The Certificateholders of CWMBS, Inc., CHL Mortgage Pass-Through Trust 2005-02, Mortgage Pass-Through Certificates, Series 2005-02, as Grantor, and STEPHANOS STROOP, 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:

A CERTAIN CONDOMINIUM IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

UNIT NO.941 IN FOUR MAPLES CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, AS SHOWN ON THE PLAT OF RECORD IN BOOK 5200, PAGE 283, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HERE MADE AND OTHERWISE KNOWN AS 941 COARSEY DRIVE, NASHVILLE, TN.

THIS CONVEYANCE IS SUBJECT TO THE MASTER DEED OF FOUR MAPLES CONDOMINIUM OF RECORD IN BOOK 5657, PAGE 438, AND AMENDED IN BOOK 5660, PAGE 185, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE

ASSESSOR'S PARCEL NO: 107 12 0A 041.00
PROPERTY ADDRESS: 941 COARSEY DRIVE, NASHVILLE, TN 37217

PRIOR DEED RECORDED 05/14/2013, IN DOCUMENT NO.20130514-0048304; DAVIDSON COUNTY COURT CLERK'S OFFICE.

Witness our hands this the 30th day of September, 2013

THE BANK OF NEW YORK MELLON, fka
The Bank of New York, as Trustee For The
Certificateholders of CWMBS, Inc., CHL Mortgage
Pass-Through Trust 2005-02, Mortgage Pass-Through
Certificates, Series 2005-02
By: Bank of America, N.A., successor by merger to
BAC Home Loans Servicing, LP, as Attorney In Fact

By: _____

Its: Todd Gabert, AVP

STATE OF AZ }

COUNTY OF Maricopa }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by Todd Gabert, its AVP, By: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, as Attorney In Fact for THE BANK OF NEW YORK MELLON, fka The Bank of New York, as Trustee For The Certificateholders of CWMBS, Inc., CHL Mortgage Pass-Through Trust 2005-02, Mortgage Pass-Through Certificates, Series 2005-02 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 30th day of September, 2013.

_____
Notary Public Shanda Kreuzer
My Commission expires: 4-17-16

SHANDA KREUZER
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
April 17, 2016

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $6,000.00.

Affiant's Name Todd Gabert, AVP

Subscribed and sworn to before me this the 30th day of September, 2013.

SEE JURAT ATTACHED

Notary
My Commission expires:

Name and Address of Property Owner:
Stephanos Stroop
4615 Shys Hill Road
Nashville, TN 37215

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Stephanos Stroop
4615 Shys Hill Road
Nashville, TN 37215

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/grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Jurat

State of Arizona

County of Maricopa

Subscribed and sworn to (or affirmed) before me on this 30th day of September

20 13 by Todd Gabert, AVP

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

Signature Shanda Kreuzer (Notary seal)

SHANDA KREUZER
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
April 17, 2016

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

INSTRUCTIONS FOR COMPLETING THIS FORM

The wording of all Jurats completed in California after January 1, 2008 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- 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 jurat form.
  - Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document

True Copy Certification

I, Jen Manning, 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 TX

County of Collin

Personally appeared before me, ~~[Name of Notary~~], a notary public for this county and state, ~~[name of person making certification]~~ Jen Manning 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)

NOTARY PUBLIC STATE OF TEXAS
KATHY E SANCHEZ
My Commission Expires
May 2, 2017