Davidson County DEEDQC
Recvd: 11/26/13 10:17 5 pgs
Fees:27.00 Taxes:0.00
20131126-0121280

THIS DOCUMENT PREPARED BY
Patricia F. Stroud
5138 Raywood Lane
Nashville, TN 37211
AFTER RECORDING RETURN TO:
Madison Settlement Services, LLC
580 Carlisle Street
Suite B
Hanover, PA 17331
File No. MH58644

#1

--Above This Line Reserved For Official Use Only--

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF NO DOLLARS ($0.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **PATRICIA F. STROUD F/K/A PATRICIA F. MCDONALD**, hereinafter referred to as "Grantor", do hereby bargain, sell, remise, release, quit claim and convey unto **PATRICIA F. STROUD** hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the **county of Davidson**, TN, to-wit:

See Attached Exhibit A"

THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DEFINED, DISCUSSED, AND CONFIRMED WITH COMPETENT LEGAL REPRESENTATION. THERE IS NOT ANY ASSURANCE TO THE USER THAT THIS DOCUMENT WILL ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE WITHOUT THE REVIEW OF ALL CIRCUMSTANCES WHICH REQUIRE ITS' COMPLETION.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING ALL OR PART OF THE SAME premises conveyed to Grantor by virtue of a Warranty Deed from JUDY MARTIN, dated September 26, 2002, and recorded November 14, 2002, in the Davidson Recorder of Deeds, INSTRUMENT NO. 20021114-0141252.

WITNESS Grantors' hand this

Witness

Witness

Witness

Witness

Patricia F Stroud FKA
PATRICIA F. STROUD FKA PATRICIA F. MCDONALD Patricia F McDonald

State of: Tennessee

County of: Davidson

On this the 12th day of Oct., 2013, before me, the undersigned officer duly commissioned and qualified, personally appeared PATRICIA F. STROUD FKA PATRICIA F. MCDONALD, known to be (or satisfactorily proven) to be the person whose name/names is/are subscribed to the within instrument and acknowledged that he/she executed the same as his/her free act and deed.

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Dotty Harper
Notary Public

My Commission expires: 10-18-15

State of: Tennessee

County of: Davidson

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~which~~ which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. +0.00

Affiant: Patricia F Stroud

Subscribed and sworn to before me this 12th day of October, 2013

Dotty Harper
Notary Public
My Commission expires: 10-18-15

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Person or Agency responsible for taxes:
PATRICIA F. STROUD
5138 RAYWOOD LANE

Nashville, TN 37211

Exhibit "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 29-B, RE-SUBDIVISION OF LOT 29 GOODRICH HEIGHTS PLAN OF RECORD IN PLAT BOOK 6200, PAGE 271, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

DERIVATION CLAUSE

THE INSTRUMENT CONSTITUTING THE SOURCE OF THE BORROER'S INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A WARRANTY DEED RECORDED UNDER INSTRUMENT NUMBER 20021114-0141252.

Commonly Known As: 5138 RAYWOOD LANE, Nashville, TN 37211
Parcel: 161 04 0 186.00

True Copy Certification

I, Heidi Griffie, 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 PA

County of York

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heidi Griffie / April L Deatrick

Notary's Signature

My Commission Expires: 11.29.14

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
April L Deatrick, Notary Public
Hanover Boro, York County
My Commission Expires Nov. 29, 2014