Davidson County DEEDQC
Recvd: 12/04/13 07:58 5 pgs
Fees:27.00 Taxes:0.00
20131204-0123335

This Instrument Prepared By:
Express Legal Dox, LLC
c/o Antonio G. Martin, Esq.
5525 110th Ave. North, Suite L208
Pinellas Park, Florida 33782

QUIT CLAIM DEED

Exempt pursuant to TCA 67-4-409(a)(4)

Recording requested by: LSI
When recorded return to :
Custom Recording Solutions
5 Peters Canyon Road Ste. 200
Irvine, CA 92606 E16319619

Property Tax ID#: 114 08 0C 137.00
Ref.#: 16319619

Mail Tax Statements To:
Jessica D. Kruger
7277 Charlotte Pike331
Nashville, TN 37209

For and in consideration of ONE and 00/100 ($1.00) DOLLARS, and other good and valuable consideration, receipt of which is hereby acknowledged, JESSICA D. KRUGER, unmarried and GEORGE E. KRUGER, JR. and DIANNE KRUGER, husband and wife, as Grantors, do hereby quitclaim and convey unto JESSICA D. KRUGER, unmarried, her heirs and assigns forever, and to the survivor of them, as Grantee, all right, title and interest that they may have in and to the following described real property located in Davidson County, Tennessee, and described as follows:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 7277 Charlotte Pike331, Nashville, TN 37209

Being the same parcel conveyed to Jessica D. Kruger, Unmarried and George E. Kruger, Jr. and Dianne Kruger from NVR, Inc., a Virginia Corporation, trading as Fox Ridge Home, by virtue of a Deed dated 9/5/2007, recorded 9/17/2007, as Instrument No. 20070917-0110937, County of Davidson, State of Tennessee.

In witness whereof, this Grantors have hereunto set a hand and seal on this the date first above written.

JESSICA D. KRUGER

GEORGE E. KRUGER, JR.

DIANNE KRUGER

STATE OF Tennessee }

COUNTY OF Davidson }

On this 1 day of November, 2013, before me, personally appeared JESSICA D. KRUGER, GEORGE E. KRUGER, JR. and DIANNE KRUGER to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

KIMBERLY B. CHISHOLM
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public
My Commission Expires: 9-25-2015

I, or we, hereby swear or affirm that there was no consideration for this transfer and that there is no transfer tax due under TCA 67-4-409(a)(4).

Affiant

Subscribed and sworn to before me this the 25 day of Nov, 2013.

NOTARIAL SEAL
RONNA L TATE
Notary Public
MOON TWP., ALLEGHENY COUNTY
My Commission Expires May 10, 2016

Notary Public
My Commission Expires: 05-10-2016

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Jessica D. Kruger
7277 Charlotte Pike331
Nashville, TN 37209

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

In witness whereof, this Grantors have hereunto set a hand and seal on this the date first above written.

JESSICA D. KRUGER

GEORGE E. KRUGER, JR.

DIANNE KRUGER

STATE OF Wyoming }

COUNTY OF Natrona }

On this 24th day of October, 2013, before me, personally appeared JESSICA D. KRUGER, GEORGE E. KRUGER, JR. and DIANNE KRUGER to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Leona Coronado
Notary Public
My Commission Expires: 12-7-14

NOTARY PUBLIC
LEONA CORONADO
STATE OF WYOMING
COUNTY OF NATRONA
My Commission Expires Dec 07, 2014

I, or we, hereby swear or affirm that there was no consideration for this transfer and that there is no transfer tax due under TCA 67-4-409(a)(4).

Affiant

Subscribed and sworn to before me this the 25th day of November, 2013.

NOTARIAL SEAL
RONNA L TATE
Notary Public
MOON TWP., ALLEGHENY COUNTY
My Commission Expires May 10, 2016

Ronna L Tate
Notary Public
My Commission Expires: 05-10-2016

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Jessica D. Kruger
7277 Charlotte Pike331
Nashville, TN 37209

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

Exhibit "A"

The following described property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit/Lot 133 on the Plan of West Park Phase 3, of Record as Instrument #20060202-0012968, as further set out in the Declaration of Covenants, Conditions, and Restrictions for West Park Homeowners Association, Inc. of Record in Instrument #20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions and By-Laws for West Park Homeowner's Association Inc., of Record as Instrument #20041221-0151636, and also amended in Instrument #20060202-0013378, Register's Office for Davidson County, Tennessee to which Plan reference is made for a more complete description.

Being the same parcel conveyed to Jessica D. Kruger, Unmarried and George E. Kruger, Jr. and Dianne Kruger from NVR, Inc., a Virginia Corporation, trading as Fox Ridge Home, by virtue of a Deed dated 9/5/2007, recorded 9/17/2007, as Instrument No. 20070917-0110937, County of Davidson, State of Tennessee.

Assessor's Parcel No: 114 08 0C 137.00

Property Address: 7245 Highway 70 South Apt 10, Nashville, TN 37221

True Copy Certification

I, Kristi Nguyen, 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 California

County of Orange

On 12/02/2013 personally appeared before me, Chris Lioe, a notary public for this county and state, Kristi Nguyen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature
Chris Lioe

My Commission Expires March 9, 2016

Notary's Seal (if on paper)