Davidson County	DEEDQC
Recvd: 12/11/13 15:15	5 pgs
Fees:27.00 Taxes:0.00	
20131211-0125672	

This instrument prepared by:
First American Mortgage Services
1591 Galbraith Ave, Suite 200
Grand Rapids, Michigan 49546
(800)540-7064

File No.: **8169080n**

QUIT CLAIM DEED

479325555

THIS INDENTURE, made and entered into as of the 2nd day of December 2013 by and between **CHRISTOPHER RIGGEN KENNEDY A/K/A CHRIS KENNEDY AND ESTELL IRENE KENNEDY A/K/A ESTELL KENNEDY**, a **HUSBAND AND WIFE**, party of the first part, and **CHRISTOPHER RIGGEN KENNEDY AND ESTELL IRENE KENNEDY**, a **HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, party of the second part.

WITNESSETH: That for and in consideration of Zero Dollars ($0.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of **Nashville**, County of **DAVIDSON**, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by Mohammad Torabi and Estell Kenedy Deed of record in:
Book N/A, Page No. N/A or Instrument No.: 20071002011726 in said Registor's office.

X The property is improved with an address of: **105 Maple Valley Ct, Nashville, Tennessee 37211**

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

A/K/A

CHRISTOPHER RIGGEN KENNEDY A/K/A CHRIS KENNEDY

Estell Irene Kennedy A/K/A
Estell Kennedy

ESTELL IRENE KENNEDY A/K/A ESTELL KENNEDY

STATE OF **Tennessee**

COUNTY OF **DAVIDSON**

Personally appeared before me, Alison List Kristof (name of notary public), **CHRISTOPHER RIGGEN KENNEDY A/K/A CHRIS KENNEDY AND ESTELL IRENE KENNEDY A/K/A ESTELL KENNEDY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this December 2, 2013.

Notary Public

My Commission Expires: 7/24/17

ALISON LIST KRISTOF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 7/24/17

STATE OF **Tennessee**

COUNTY OF **DAVIDSON**

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $**0.00** .

Affiant

Subscribed and sworn to before me this the December 2, 2013.

Notary Public

My Commission Expires: 7/24/17

ALISON LIST KRISTOF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 7/24/17

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
148 13 0 216.00

NAME AND ADDRESS OF A PROPERTY OWNER:
CHRISTOPHER RIGGEN KENNEDY AND ESTELL IRENE KENNEDY
105 Maple Valley Ct
Nashville, Tennessee 37211

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
First American Mortgage Services
907 Pleasant Valley Ave #3
Mount Laurel, NJ 08054

Exhibit "A"

Real property in the City of **Nashville**, County of **DAVIDSON**, State of **Tennessee**, described as follows:

BEING LOT NO. 18 ON THE PLAN OF MAPLE VALLEY SUBDIVISION, SECTION TWO, OF RECORD IN BOOK 6200, PAGE 645, REGISTER'S OFFICE FOR SAID COUNTY TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being all of that certain property conveyed to CHRIS KENNEDY AND ESTELL KENNEDY, HUSBAND AND WIFE from MOHAMMED TORABIAM AND VIDA KARBASCHI, HUSBAND AND WIFE, by deed dated 09/28/2007 and recorded 10/02/2007 as Instrument No. 20071002-0117269 of official records.

Commonly known as: 105 Maple Valley Ct, Nashville, TN 37211

APN #: **148 13 0 216.00**

KENNEDY TN
47932555
FIRST AMERICAN ELS
QUIT CLAIM DEED

WHEN RECORDED, RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING

True Copy Certification

I, Alison Smith, 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 Ohio

Count of Cuyahoga

Personally appeared before me, Tiffany E. Washington, notary public for this county and state, Alison Smith 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: Dec 16, 2016

Notary Seal

