Davidson County	DEEDQC
Recvd: 12/20/13 14:31	6 pgs
Fees:32.00 Taxes:0.00	
20131220-0128859	

This Instrument prepared by:

Gregory T. Taylor, Esq. – Tennessee Bar No. - BPR # 30993
306-B South 12th Street, P.O. Box 505, Murray, KY 42071
Deeds on Demand, PC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462
800-439-5451

Return to: Servicelink, 4000 Industrial Blvd., Aliquippa, PA 15001

2747697

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Sammie L. Clark and Diane Y. Clark	Sammie L Clark and Diane Y Clark	149 07 0A 124.00
608 Cadogan Court	608 Cadogan Court	
Antioch, TN 37013	Antioch TN 37013	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, SAMMIE CLARK also known as SAMMIE L. CLARK and DIANE CLARK also known as DIANE Y. CLARK, husband and wife, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto SAMMIE L. CLARK and DIANE Y. CLARK, husband and wife, as tenants by the entirety with rights of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 608 Cadogan Court, Antioch, TN 37013, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

All that parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Doc # 20031009-0150496, ID# 149070A12400CO, being Lot No. 124 on the plan of Chelsea Village, Phase II-A of Picadilly Segment, as shown on plat of record in Instrument No. 20020213-0018957, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 29498**

TAX ID NO.: 149 07 0A 124.00

By fee simple deed from Carcar Development, Inc., a Tennessee Corporation to Sammie Clark being one and the same as Sammie L. Clark, and wife, Diane Clark being one and the same as Diane Y. Clark as set forth in Doc # 20031009-0150496 dated 10/03/2003 and recorded 10/09/2003, in the Office of the County Clerk of Davidson County, State of Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 608 Cadogan Court, Antioch, TN 37013.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 2 day of October, ~~2012~~ 2013.

Sammie Clark

also known as: Sammie L Clark

SAMMIE CLARK also known as
SAMMIE L. CLARK

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STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that SAMMIE CLARK also known as SAMMIE L. CLARK, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing their name(s), on this 2 day of October, 2013.

Tonya Greer
Notary Public
My Commission expires: 7-2-17

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Diane Clark also known as Diane Y. Clark
DIANE CLARK also known as
DIANE Y. CLARK

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that DIANE CLARK also known as DIANE Y. CLARK, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing their name(s), on this 2 day of October, 2013.

Tonya Greer
Notary Public
My Commission expires: 7-2-17

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sammie Clark also known as Sammie L Clark
Diane Clark also known as Diane G Clark
Affiant/Grantee

Subscribed and sworn to before me this 2 day of October, 2013

Tonya Greer
Notary Public
My Commission expires: 7-2-17

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **DAVIDSON**, STATE OF **TENNESSEE** AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED DOC # 20031009-0150496, ID# 149070A12400CO, BEING LOT NO. 124 ON THE PLAN OF CHELSEA VILLAGE, PHASE II-A OF PICADILLY SEGMENT, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20020213-0018957, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BY FEE SIMPLE DEED FROM CARCAR DEVELOPMENT, INC., A TENNESSEE CORPORATION TO SAMMIE CLARK BEING ONE AND THE SAME AS SAMMIE L. CLARK, AND WIFE, DIANE CLARK BEING ONE AND THE SAME AS DIANE Y CLARK AS SET FORTH IN DOC # 20031009-0150496 DATED 10/03/2003 AND RECORDED 10/09/2003, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.

True Copy Certification

I, Kara Crees, 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 orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-27-2014
Notary' Seal (if on Paper)