| Davidson County DEEDQC | |
|---|---|
| Recvd: 12/26/13 08:56 | 5 pgs |
| Fees:27.00 Taxes:0.00 | |
| **20131226-0129653** | |

This Instrument prepared by:

Daniel Morris, Esq., Deeds on Demand, PC,
5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Return to: ServiceLink, 4000 Industrial Boulevard, Aliquippa, PA 15001

27883864

| Name and Address of New Owner: | Name and Address of Entity Responsible for Payment of Real Property Taxes | Tax Map Parcel No.: |
|---|---|---|
| RODERIC O. WILLIAMS | | 151090A28700CO |
| 805 Kettering Close | | |
| Antioch, Tennessee 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, RODERIC O. WILLIAMS, divorced-not remarried, and JEAN A. WILLIAMS, divorced-not remarried, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto RODERIC O. WILLIAMS, single, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 805 Kettering Close, Antioch, Tennessee 37013, his 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 City of Antioch, Davidson County, State of Tennessee, as described in Deed Book 20030724, Page 0103915, ID # 151090A28700CO, being known and designated as:

Being Lot 287, on the Final Plat of Long Hunter Chase, a Residential Planned Unit Development, Phase 3, Section 2 of record in Instrument No. 20020926-0117442, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

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Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 175, 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 # 31144**

By fee simple deed from NVR, Inc., a Virginia Corporation, t/a Fox Ridge Homes, as set forth in Book 20030724, Page 0103915, dated 07/18/2003 and recorded 07/24/2003, in the Office of the County Register of Deeds 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 805 Kettering Close, Antioch, Tennessee 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 11 day of December, 2013.

RODERIC O. WILLIAMS

STATE OF TENNESSEE
COUNTY OF Rutherford

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that RODERIC O. WILLIAMS, 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 his/her/their name(s), on this 11 day of December, 2013.

Notary Public
My Commission expires: 7-2-17

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 175, 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 # 31144**

JEAN A. WILLIAMS

STATE OF TENNESSEE
COUNTY OF Rutherford

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JEAN A. WILLIAMS, 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 his/her/their name(s), on this 11 day of December, 2013.

Notary Public
My Commission expires: 7-2-17

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

## VALUATION AFFIDAVIT

I, 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 $10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 11 day of December, 2013

Notary Public
My Commission expires: 7-2-17

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Prepared by Deeds on Demand, PLC
5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.
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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 CITY OF ANTIOCH, DAVIDSON COUNTY, STATE OF TENNESSEE, AS DESCRIBED IN DEED BOOK 20030724, PAGE 0103915, ID# 151090A28700CO, BEING KNOWN AND DESIGNATED AS:**

**BEING LOT 287, ON THE FINAL PLAT OF LONG HUNTER CHASE, A RESIDENTIAL PLANNED UNIT DEVELOPMENT, PHASE 3, SECTION 2 OF RECORD IN INSTRUMENT NO. 20020926-0117442, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.**

**PROPERTY ADDRESS: 805 KETTERING CLOSE, ANTIOCH, TN 37013**

**BY FEE SIMPLE DEED FROM NVR, INC., A VIRIGINIA CORPORATION T/A FOX RIDGE HOMES AS SET FORTH IN BOOK 20030724 PAGE 0103915 DATED 07/18/2003 AND RECORDED 07/24/2003, 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 )