Davidson County	DEEDQC
Recvd: 12/31/13 10:21	5 pgs
Fees:27.00 Taxes:0.00	
20131231-0131129	

This instrument prepared by:
Leila Hansen, Esq.
9041 S. Pecos Road, #3900
Henderson, Nevada 89074
58525720-2377695

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Dan Gartley	Dan Gartley	147020A00400CO
523 Harding Place, Unit A4	523 Harding Place, Unit A4	
Nashville, Tennessee 37211	Nashville, Tennessee 37211	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Dan Gartley, an unmarried man, and Amy A. Huffines, formerly known as Amy Gartley, an unmarried woman, who acquired title as husband and wife** by these presents do hereby quitclaim and convey unto the said **Dan Gartley, an unmarried man**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to Remove Former Spouse From Title.

Being the same property conveyed to Dan Gartley and wife, Amy Gartley by Deed from Rebecca A. Baughman, unmarried of record as Instrument No. 20070516-0058668, said Register's Office.

This is unimproved ( ) property known as 523 Harding Place, Unit A4, Nashville, Tennessee 37211
Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

DIVORCE DECREE DATED DECEMBER 18, 2008, CASE NO. 08- D2840; DAVIDSON COUNTY, TENNESSEE.

Witness our hand this 16th day of November, 2013, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Amy Huffines

Amy A. Huffines f/k/a
Amy Gartley

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Shelby) ss

Personally appeared before me, Kelly Heflin, a Notary Public in and for said County and State, **Amy A. Huffines f/k/a Amy Gartley,** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Brentwood, TN this 16th day of November, A.D., 2013.

NOTARY STAMP/SEAL

KELLY HEFLIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

NOTARY PUBLIC
Notary Commission Expires: Feb. 23, 2014

My Commission Expires:
February 23, 2014

Witness our hand this 18 day of December, 2013, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Dan Gartley
Dan Gartley

ACKNOWLEDGMENT

STATE OF TN)

COUNTY OF Davidson) ss

Personally appeared before me, Claudia Boyett, a Notary Public in and for said County and State, **Dan Gartley,** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that (he)/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Nashville, TN 37206 this 18 day of December, A.D., 2013.

NOTARY STAMP/SEAL

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Claudia Boyett
NOTARY PUBLIC
Notary Commission Expires: 9-11-2017

AFFIDAVIT OF VALUE

STATE OF TN)

COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code 67-4-409(a)(4).

Subscribed and sworn to before me this the 18 day of December, 2013.

(Affix Seal)

X Dan Gartley
Affiant

Claudia Boyett
Notary Public
My Commission Expires: 9-11-2017

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 147020A00400CO

Land Situated in the County of Davidson in the State of TN

A certain Condominiums in Davidson County, Tennessee, being Unit No. 4, Building A, on the Plan of The Coach House, a Condominium, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 4809, page 829, as amended in Book 4813, page 964, and in Book 5100, page 894, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of The Coach House, a Condominium, of record in Book 4675, page 107, said Register's Office, for a more complete identification and description of such unit.

This conveyance is subject to Master Deed of record in Book 4809, page 829, amended in Book 4813, page 964, and in Book 5100, page 894; and By-Laws in Book 4809, page 859, page 5100, page 897, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Being the same property conveyed to Dan Gartley and wife, Amy Gartley, by deed dated May 14, 2007 of record in Deed Instrument/Case No. 20070516-0058668, in the County Clerk's Office.

Commonly known as: 523 Harding Pl Apt #A-4 , Nashville, TN 37211

True Copy Certification

I, Sarah Smead, 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 MICHIGAN

County of WAYNE

Personally appeared before me, A. Linsangan, a notary public for this county and state, Sarah Smead 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: Oct. 16, 2018
Notary' Seal (if on paper)

A. LINSANGAN
Notary Public, State of Michigan
County of Wayne
My Commission Expires Oct. 16, 2018
Acting in the County of WAYNE