Davidson County DEEDQC
Recvd: 01/08/14 08:12 4 pgs
Fees:22.00 Taxes:0.00
20140108-0001871

THIS INSTRUMENT PREPARED BY:
Aaron Curry
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
Jack Tyson & Helen Tyson
2011 Natchez Trace
Nashville, TN 37212

Property Tax ID#: 104-11/365.00
File #: 100272731

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, JACK TYSON, Trustee of the Jack Alexander Tyson Revocable Trust Established on January 19, 2006, and HELEN TYSON, Trustee of the Helen Doxey Tyson Recobale Trust Established on January 19, 2006, as Grantors, and JACK TYSON and wife, HELEN TYSON, as Grantees, hereby convey all right, title and interest that we may have in and to the following described real property located in Davidson County, Tennessee, to wit:

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

BEING LOT NO. 21 ON THE PLAT OF FAIRFAX PLACE, BLOCK 5, AS OF RECORD IN PLAT BOOK 547, PAGES 137 & 138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAT REFERENCE IS MADE FOR AMORE COMPLETE DESCRIPTION OF SAID LOT.

AND FURTHER CONVEY THE SOUTHERLY 1/2 OF LOT NO. 20 OF BLOCK 5 ON THE MAP OF FAIRFAX PLACE, AS OF RECORD IN BOOK 547, PAGES 137 & 138 SAID REGISTER'S OFFICE.

SAID PART OF LOT NO. 20 FRONTS 38 FEET ON THE WESTERLY MARGIN OF NATCHEZ TRACE AND RUNS BACK BETWEEN LINES MEASURING 171.2 FEET, MORE OR LESS ON THE NORTH AND 172.8 FEET MORE OR LESS ON THE SOUTH TO A LINE IN THE REAR MEASURING 38 FEET THEREON.

Parcel ID: 104-11/365.00
Commonly known as 2011 Natchez Trace, Nashville, TN 37212

Prior Deed recorded 06/24/1983, in DBV 6081/516; Davidson County Court Clerk's Office.

Witness our hands this the 23 day of December, 2013

Jack Tyson
JACK TYSON, Trustee

Helen Tyson
HELEN TYSON, Trustee

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, JACK TYSON, Trustee of the Jack Alexander Tyson Revocable Trust Established on January 19, 2006, and HELEN TYSON, Trustee of the Helen Doxey Tyson Recobale Trust Established on January 19, 2006, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

MARCIA E. SANDERS-PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Marcia E. Sanders-Patterson
Notary Public
My Commission expires: May 3, 2016

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $_____.

Jack Tyson
JACK TYSON, Trustee

Helen Tyson
HELEN TYSON, Trustee

Subscribed and sworn to before me this the 23 day of December, 2013.

MARCIA E. SANDERS-PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Marcia E. Sanders-Patterson
Notary
My Commission expires: May 3, 2016

Name and Address of Property Owner:

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:

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

Exhibit A

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

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Being the same property conveyed to **JACK TYSON, TRUSTEE OF THE JACK ALEXANDER TYSON REVOCABLE TRUST ESTABLISHED ON JANUARY 19, 2006, AND HELEN TYSON, TRUSTEE OF THE HELEN DOXEY TYSON REVOCABLE TRUST ESTABLISHED ON JANUARY 19, 2006** by deed recorded on **March 16, 2006** in **DBV: 20060316-0030241.**

Parcel ID: 104-11/365.00

Commonly known as 2011 Natchez Trace, Nashville, TN 37212
However, by showing this address no additional coverage is provided

True Copy Certification

I, Joseph Luis Prado, Jr., 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

Printed Name: Joseph Luis Prado, Jr.,

State of California

County of Riverside

Personally appeared before me, Brenda Fierro a notary public for this county and state, Joseph Luis Prado, Jr., 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: October 8, 2013

Notary' Seal:

BRENDA FIERRO
COMM. # 1867524
NOTARY PUBLIC-CALIFORNIA
RIVERSIDE COUNTY
MY COMM. EXP. OCT. 8, 2013

BRENDA FIERRO
COMM. # 1867524
NOTARY PUBLIC-CALIFORNIA
RIVERSIDE COUNTY
MY COMM. EXP. OCT. 8, 2013