Davidson County DEEDQC
Recvd: 02/06/14 12:36 6 pgs
Fees:32.00 Taxes:0.00
20140206-0010625

QUITCLAIM DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
JAMES WILLIAM AARON 827 SETLIFF PLACE NASHVILLE, TN 37206	JAMES WILLIAM AARON 827 SETLIFF PLACE NASHVILLE, TN 37206

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES WILLIAM AARON, an unmarried man, and KIMBERLY NINA MCDONIEL, an unmarried woman, who acquired title as husband and wife (herein, "Grantor"), whose address is 827 Setliff Place, Nashville, TN 37206, hereby bargains, sells, remises, releases, quit claims and conveys to JAMES WILLIAM AARON, an unmarried man (herein, "Grantee"), whose address is 827 Setliff Place, Nashville, TN 37206, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 827 Setliff Place, Nashville, TN 37206

WITNESS my hand and seal this 30 day of January, 2014.

PIN NO: 083 06 0 072.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

x _____
Kimberly Nina McDoniel

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kimberly Nina McDoniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of January, 2014.

[Affix Notary Seal]

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

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 9/11/2017

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

GRANTEE

Grantee signature _____
James William Aaron

Subscribed and sworn to under oath before me, this 30 day of January, 20 14.

[Affix Notary Seal]

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

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 9/11/2017

GRANTOR:

X _____

James William Aaron

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, James William Aaron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of January, 2014.

[Affix Notary Seal]

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

_____

SIGNATURE OF NOTARY PUBLIC
My commission expires: 9/11/2017

EXHIBIT A

[Legal Description]

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

Land in Davidson County, Tennessee, being Lot No.31 on the Map of Roy F. Williams Subdivision of The Hunter Tract, as of record in Book 547, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument No. 20100406-0025571 on April 6, 2010.

PIN NO: 083 06 0 072.00

STREET ADDRESS:

827 Setliff Place, Nashville, TN 37206

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

13-53006 (cjs)

True Copy Certification

I, Kayla Sydow, 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 Mississippi

County of Hancock

Personally appeared before me, April D. Price, a notary public for this county and state, [Kayla Sydow] 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: June 22, 2015

Notary' Seal (if on paper)

