BILL GARRETT, Davidson County
Trans:T20140009396 DEEDQC
Recvd: 02/10/14 12:01 3 pgs
Fees:17.00 Taxes:0.00
20140210-0011496

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
2409 Main Street, (South) Ashland, Kentucky 41101
Deeds on Demand, PC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Return to: ServiceLink – Irvine, 250 Commerce, 2nd Floor, Irvine, CA 92602

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
JAMES E. LATENDRESSE	JAMES E. LATENDRESSE	07305018700
2708 Cooper Lane	2708 COOPER LANE	
Nashville, TN 37216	NASHVILLE, TN 37216	

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, JAMES E. LATENDRESSE, who acquired title as an unmarried man, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto JAMES E. LATENDRESSE, a married man, hereinafter referred to as "Grantee", whose mailing address is: 2708 Cooper Lane, Nashville, TN 37216, 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 Davidson County, State of Tennessee, as more fully described in Deed Doc # 20070815-0097481, ID# 07305018700, being known and designated as follows:

Being Lot No. 26 on the Plan of Riverwood Terrace of record in Book 1835, Page 134, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

TAX ID NO.: 07305018700

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 # 32705**

BEING the same property conveyed to Grantor herein by Deed recorded in Deed Doc # 20070815-0097481 in the Register's Office of Davidson County, 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 2708 Cooper Lane, Nashville, TN 37216.

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 1 day of February, 2014.

_____(seal)
JAMES E. LATENDRESSE

STATE OF TENNESSEE
COUNTY OF Rutherford

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JAMES E. LATENDRESSE, 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 name, on this 1 day of February, 2014.

_____
Notary Public
My Commission expires: 7-2-17

TONYA CREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

Affiant/Grantee

Subscribed and sworn to before me this 1 day of February, 2014

Notary Public
My Commission expires: 7-2-17

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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