Davidson County DEEDQC
Recvd: 02/11/14 15:15 5 pgs
Fees:27.00 Taxes:0.00
20140211-0012217

And Prepared By

RETURN TO: CLOSELINE SETTLEMENTS
1300 PICCARD DR., SUITE 105, ROCKVILLE, MD 20850
FILE NO.: 1389TN-S1

QUITCLAIM DEED

STATE OF TENNESSEE
DAVIDSON COUNTY

This Deed made this 6th DAY OF February, 2014. Between

VANAL LOPAZ RANSOM, UNMARRIED

as party of the first part, whose address is: 4016 TEA GARDEN WAY, ANTIOCH, TN 37013-5443, hereinafter called Grantor, and

VANAL LOPAZ RANSOM AND FELITA RANSOM

as party or parties of the second part, whose address is: 4016 TEA GARDEN WAY, ANTIOCH, TN 37013-5443, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

Property Address: 4016 TEA GARDEN WAY, ANTIOCH, TN 37013-5443
Property ID No.: 150-14-0-042.00

WITNESSETH:

That Grantor for and in consideration of the sum of ZERO AND 00/100 DOLLARS ($0.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, does by these presents BARGAIN, SELL, REMISE, RELEASE AND FOREVER QUIT CLAIM to Grantee all the rights, title, interest, claim or demand which the Grantor has or may have had in and to the following described property, to wit:

SEE EXHIBIT "A" ATTACHED AND INCORPORATED HEREIN

IN WITNESS THEREOF, the Grantor has signed and sealed this Deed, this Day and Year first written above.

Signed, sealed and delivered in the presence of:

Witness	**Witness**
Vanal Lopaz Ransom	Felita Ransom
PRINT NAME	**PRINT NAME**
Vanal Lopaz Ransom	Felita Ransom
VANAL LOPAZ RANSOM	**FELITA RANSOM**

STATE OF Tennessee

COUNTY OF Davidson

I hereby certify that on February 6, 2014 before the subscriber, a Notary Public of the State and County aforesaid personally appeared VANAL LOPAZ RANSOM and FELITA RANSOM, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and did each acknowledge the aforegoing Deed to be his act and deed for the purposes therein contained.

IN TESTIMONY WHEREOF, I have affixed my official seal the date above written.

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Karen R. Campbell
Karen R. Campbell, Notary Public
My Comm. Expires: Nov. 6, 2017

Instrument was prepared by: VANAL LOPAZ RANSOM, 4016 TEA GARDEN WAY, ANTIOCH, TN 37013-5443

Send Subsequent Tax bills to: VANAL LOPAZ RANSOM, 4016 TEA GARDEN WAY, ANTIOCH, TN 37013-5443

ADDRESS OF NEW OWNERS:
Vanal Lopaz Ransom &
Felita Ransom
4016 TEA Garden Way
Antioch, TN 37013

EXHIBIT A

Legal Description:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 47 ON THE PLAT OF JAMESTOWN ESTATES, SECTION 1, OF RECORD IN PLAT BOOK 6900, PAGE 592, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

THE DERIVATION OF SAME BEING:

The same being property conveyed by Deed executed by LISA M. FOWLER, UNMARRIED to VANAL LOPAZ RANSOM, UNMARRIED, on 05-30-1996, as recorded on 06-05-1996 at Book/Liber 10076, and Page/Folio 535, Instrument No. 189517 in the land records of DAVIDSON COUNTY.

Parcel Identification Number: 150-14-0-042.00

Certification of Electronic Document

I, **Daniel M. Miller**, do hereby make oath that I am a licensed Maryland 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.

Daniel M. Miller

State of **MARYLAND**

County of **CARROLL**

Personally appeared before me, **KATHERINE A. C. PRICE**, a notary public for this County and State, **Daniel M. Miller** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Name: **Katherine A. C. Price**

My Commission Expires: October 16, 2017

