Davidson County DEEDQC
Recvd: 02/19/14 15:09 6 pgs
Fees:32.00 Taxes:0.00
20140219-0014301

State of Tennessee |
County of Davidson |

Address New Owner:
Brandon R. Cellucci
3914 Plantation Drive
Hermitage, Tennessee 37076

Send Tax Bill To:
Same

This instrument was prepared by:
Laurie J. Hadwyn-Janes, Attorney-at-Law
P.O. Box 21060, Chattanooga, TN 37424
(423)618-6140

QUIT CLAIM DEED

THIS INDENTURE, made and entered into on the day and date last written, by and between **Brandon R. Cellucci and wife, Kendra D. Cellucci,** their heirs and assigns, hereinafter called the "GRANTOR(S)", and **Brandon R. Cellucci**, an unmarried man, his heirs and assigns, hereinafter called the "GRANTEE(S)", pursuant to a divorce of the GRANTOR(S).

THAT FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, by the GRANTEE(S), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, GRANTOR(S), do hereby bargain, sell, remise, quit claim and convey unto the GRANTEE(S),and all his heirs and assigns, all GRANTOR(S)' right, title and interest in all that certain land situated in the State of Tennessee, County of Davidson, City of Hermitage, described as follows:

Land in Davidson County, Tennessee, being Lot No. 569 on the Plan of Section Five Hermitage Hills, as of record in Plat Book 3300, pages 1and 2, Register's Office for said County, to which plan reference is made for a more complete description.

Being all of that certain property conveyed to BRANDON R. CELLUCCI AND WIFE, KENDRA D. CELLUCCI, from EQUITY ENCHANCEMENT CORP., A DELAWARE CORPORATION, by deed dated December 14, 1995, and recorded on December 20, 1995, in Book 9894, at Page 633, with the Register's Office of Davidson County, Tennessee.

Tax/Parcel ID#: 074 12 0 063.00
Commonly known as: 3914 Plantation Drive, Hermitage, Tennessee 37076

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This instrument prepared without title search, from information provided by the parties. And therefore the preparer makes no certification as to the validity of the title thereto.

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

IN WITNESS WHEREOF, we have executed this instrument this 4 day of Feb. 2014, ~~2013~~.

2/4/14

Brandon R. Cellucci, (Grantor)

Kendra D. Cellucci, (Grantor)

CELLUCCI
48215815
FIRST AMERICAN ELS
QUIT CLAIM DEED
TN

WHEN RECORDED, RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING

State of Tennessee |
County of Davidson |

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Hermitage, Tennessee 37076

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IN WITNESS WHEREOF, we have executed this instrument this _____ day of _____, 2013.

_____
Brandon R. Cellucci, (Grantor)

Kendra D. Cellucci
Kendra D. Cellucci, (Grantor)

STATE OF TENNESSEE |
COUNTY OF Davidson |

On this 2-4-2014, ~~2013~~, before me, a Notary Public, personally appeared **Brandon R. Cellucci**, personally known to me, or proved to me on the basis of satisfactory evidence, to be the same person who subscribed this instrument, and who appeared to be of sound mind and not under or subject to duress, fraud, or undue influence, and acknowledged that he/she executed the same.

Frank Lankford

NOTARY PUBLIC – _____ (Notary Seal)
My Commission Expires: _____
Davidson County

FRANK LANKFORD
MY COMMISSION EXPIRES
MAY 5, 2015

FRANK LANKFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE |
COUNTY OF _____ |

On this _____ _____, 2013, before me, a Notary Public, personally appeared **Kendra D. Cellucci**, personally known to me, or proved to me on the basis of satisfactory evidence, to be the same person who subscribed this instrument, and who appeared to be of sound mind and not under or subject to duress, fraud, or undue influence, and acknowledged that he/she executed the same.

NOTARY PUBLIC – _____ (Notary Seal)
My Commission Expires: _____
_____ County

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration or true value for this transfer is $10.00, which amount is equal to or greater than the amount which the property being transferred would command at a fair and voluntary sale.

2/4/14.
Affiant

Sworn to and subscribed before me this 4 day of Feb. 2014, ~~2013~~.

Frank Lankford

NOTARY PUBLIC – _____ (Notary Seal)
My Commission Expires: _____
_____ County

FRANK LANKFORD
MY COMMISSION EXPIRES
MAY 5, 2015

FRANK LANKFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE |
COUNTY OF _____ |

On this _____ _____, 2013, before me, a Notary Public, personally appeared **Brandon R. Cellucci**, personally known to me, or proved to me on the basis of satisfactory evidence, to be the same person who subscribed this instrument, and who appeared to be of sound mind and not under or subject to duress, fraud, or undue influence, and acknowledged that he/she executed the same.

_____
NOTARY PUBLIC – _____ (Notary Seal)
My Commission Expires: _____
_____ County

STATE OF TENNESSEE |
COUNTY OF Wilson |

On this 23rd of January ~~2013~~ 2014, before me, a Notary Public, personally appeared **Kendra D. Cellucci**, personally known to me, or proved to me on the basis of satisfactory evidence, to be the same person who subscribed this instrument, and who appeared to be of sound mind and not under or subject to duress, fraud, or undue influence, and acknowledged that he/she executed the same.

_____
NOTARY PUBLIC – Stan Simmons (Notary Seal)
My Commission Expires: 5/31/16
Wilson County

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration or true value for this transfer is $10.00, which amount is equal to or greater than the amount which the property being transferred would command at a fair and voluntary sale.

_____.
Affiant

Sworn to and subscribed before me this _____ day of _____, 2013.

_____
NOTARY PUBLIC – _____ (Notary Seal)
My Commission Expires: _____
_____ County

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ -0-.

Affiant 2/4/14

Subscribed and sworn to before me, this the 4 Day of Feb 2014

Notary

FRANK LANKFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FRANK LANKFORD
MY COMMISSION EXPIRES
MAY 5, 2015

True Copy Certification

I, Lakeisha Arnold, 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 LaKisha Arnold

State of Ohio

Count of Cuyahoga

Personally appeared before me, Tiffany E. Washington, notary public for this county and state, Lakeisha Arnold 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: Dec. 16, 2016

Notary Seal



