**This instrument prepared by:**
Leila H. Hansen, Esq.
9041 S. Pecos Road #3900
Henderson, NV 89074

Davidson County DEEDQC
Recvd: 03/31/14 11:07 4 pgs
Fees:22.00 Taxes:0.00
**20140331-0026189**

# QUITCLAIM DEED

TITLE OF DOCUMENT

5031622 - 2482558

| ADDRESS NEW OWNER AS FOLLOWS: | MAIL TAX STATEMENT TO: | MAP PARCEL NUMBERS: |
|---|---|---|
| Christina Wilburn | Christina Wilburn | |
| 1309 Stratford Avenue | 1309 Stratford Avenue | 072 03 0 011.00 |
| Nashville, Tennessee 37216 | Nashville, Tennessee 37216 | |

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Christina Wilburn, formerly known as Christine Wilburn, surviving spouse of Stephen Wilburn, also known as Stephen Sallis Wilburn as per attached certified copy of Certificate of Death** by these presents do hereby quitclaim and convey unto the said **Christina Wilburn, an unmarried woman**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

BEING THE EASTERLY ONE-HALF OF LOT NO. 259 ON THE MAP OF INGLEWOOD PLACE AS OF RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The express purpose of this conveyance is to Remove Deceased from Title.

Being the same property conveyed to Christine Wilburn and husband, Stephen Wilburn by Deed from Christine Ferreira, now known as Christine Wilburn, a married woman of record in Document No. 20011010-0110503, said Register's Office.

This is unimproved ( ) property known as 1309 Stratford Avenue, Nashville, Tennessee 37216
Improved ( )

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

Witness our hand this 26 day of March, 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Christina Wilburn f/k/a Christine Wilburn

Christina Wilburn f/k/a
Christine Wilburn

**ACKNOWLEDGMENT**

**STATE OF** TN )

**COUNTY OF** Davidson ) ss

Personally appeared before me, Claudia Boyett, a Notary Public in and for said County and State, **Christina Wilburn f/k/a Christine Wilburn** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Nashville, TN 37216 this 26 day of March, A.D., 2014.

**NOTARY STAMP/SEAL**

CLAUDIA BOYETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires SEPT. 11, 2017

Claudia Boyett

Claudia Boyett NOTARY PUBLIC
Notary Commission Expires: _____

**AFFIDAVIT OF VALUE**

**STATE OF** TN )

**COUNTY OF** Davidson )

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code 67-4-409(4).

Subscribed and sworn to before me this the 26 day of March, 2014.

(Affix Seal)

Christina Wilburn f/k/a Christine Wilburn

Affiant

Claudia Boyett

Notary Public Claudia Boyett

My Commission Expires: _____

CLAUDIA BOYETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires SEPT. 11, 2017

# EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 072 03 0 011.00

Land Situated in the City of Nashville in the County of Davidson in the State of TN

BEING THE EASTERLY ONE-HALF OF LOT NO. 259 ON THE MAP OF INGLEWOOD PLACE AS OF RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Christine Wilburn and husband, Stephen Wilburn, by deed dated September 26, 2001 of record in Deed Instrument/Case No. 20011010-0110503, in the County Clerk's Office.

Commonly known as: 1309 Stratford Ave , Nashville, TN 37216

# True Copy Certification

I, **John Janeway**, 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 – John Janeway

State of MICHIGAN

County of WAYNE

Personally appeared before me, **Thomas S. Buxton**, a notary public for this county and state, **John Janeway** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature – Thomas S. Buxton

My Commission Expires: February 4, 2020
Notary' Seal (if on paper)

THOMAS S. BUXTON
Notary Public, State of Michigan
County of Genesee
My Commission Expires Feb. 04, 2020
Acting in the County of WAYNE