Davidson County	DEEDQC
Recvd: 04/23/14 14:29	5 pgs
Fees:27.00 Taxes:0.00	
20140423-0034279	

VALUE AFFIDAVIT

STATE OF ~~TENNESSEE~~ GEORGIA LT
COUNTY OF Cobb

The actual **consideration or value**, whichever is greater, for this transfer is $ 0.00.

Angela Callaham
Affiant

Subscribed and sworn to before me this 23 day of April, 2014.

Louise Tomcho
Notary Public

My Commission Expires: 5-10-15

LOUISE TOMCHO
Notary Public, Cobb County, Georgia
My Commission Expires May 10, 2015

THIS INSTRUMENT PREPARED BY:
Nikita George
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
James M. Lenahan and Deborah J. Lenahan
1058 Rural Hill Road
Antioch, TN 37013

Property Tax ID#: 149-00-0-122.00
File #: LTC-LTN1436882

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, I, JAMES M. LENAHAN, a married man, who acquired title without marital status, herein joined by his spouse DEBORAH J. LENAHAN, as Grantors, and JAMES M. LENAHAN AND DEBORAH J. LENAHAN, a husband and wife, as Joint Tenants with Right of Survivorship, as Grantee, hereby convey all right, title and interest that we may have in and to the following described real property located in Davidson County, Tennessee, to wit:

SEE LEGAL ATTACHED AS EXHIBIT "A"

Parcel ID: 149-00-0-122.00
Commonly known as 1058 Rural Hill Road, Antioch, TN 37013

Prior Deed recorded 04/30/1990, in DBV 8098/980; Davidson County Court Clerk's Office.

Witness my hand this the 18th day of April, 2014.

JAMES M. LENAHAN

DEBORAH J. LENAHAN

STATE OF TN }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, JAMES M. LENAHAN and DEBORAH J. LENAHAN, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 18th day of April, 2014.

DOTTY HARPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission expires: 10-18-15

We hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $ 0.

JAMES M. LENAHAN

DEBORAH J. LENAHAN

Subscribed and sworn to before me this the 18th day of April, 2014.

DOTTY HARPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary
My Commission expires: 10-18-15

Name and Address of Property Owner:
James M. and Deborah J. Lenahan
1058 Rural Hill Rd.
Antioch, TN 37013

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
James M. and Deborah J. Lenahan
P.O. Box 121
Antioch, TN 37011-0121

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

A TRACT OF LAND IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, ACCORDING TO A SURVEY BY LEWIS D. JUSTICE, SURVEYOR, MAY 29, 1948, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF A 16-FOOT RIGHT-OF-WAY GRANTED TO J. T. KINCAID AND WIFE BY DEED OF RECORD IN BOOK 1225, PAGE 222, REGISTER'S OFFICE FOR DAVIDSON COUNTY, SAID POINT BEING NEAR THE CORNER OF THE PROPERTY OF H. A. CREECH WHERE THE LINE OF THE SAME WOULD INTERSECT THE CENTER LINE OF RURAL HILL ROAD; THENCE WITH SAID RIGHT-OF-WAY, SOUTH 77 DEGREES 55 MINUTES EAST 36.6 FEET TO A POINT; THENCE SOUTH 52 DEGREES 35 MINUTES EAST 96.5 FEET TO A POINT, SOUTH 38 DEGREES 5 MINUTES EAST 184 FEET TO A POINT, SOUTH 82 DEGREES 20 MINUTES EAST 226 FEET TO A POINT IN THE EASTERLY TERMINUS OF SAID RIGHT-OF-WAY; THENCE WITH SAID EASTERLY TERMINUS OF SAME NORTH 5 DEGREES 2 5 MINUTES EAST 16 FEET TO A POINT IN THE LINE OF THE SANDERS PROPERTY; THENCE ALONG SANDERS' LINE SOUTH 84 DEGREES 35 MINUTES EAST 60 FEET TO A POINT; THENCE SOUTH 15 DEGREES 05 MINUTES EAST 37 FEET TO A POINT AT A CORNER OF A ONE ACRE TRACT CONVEYED TO J. T. KINCAID AND WIFE BY DEED OF RECORD IN BOOK 1225, PAGE 422, SAID REGISTER'S OFFICE; THENCE WITH KINCAID'S LINE, SOUTH 72 DEGREES 30 MINUTES WEST 113.3 FEET; THENCE SOUTH 9 DEGREES 10 MINUTES EAST 241.3 FEET; THENCE NORTH 82 DEGREES 30 MINUTES EAST 108.7 FEET TO KINCAID'S SOUTHEAST CORNER IN SANDERS' LINE; THENCE WITH SANDERS* LINE, SOUTH 10 DEGREES 25 MINUTES EAST 396 FEET TO THE NORTH LINE OF CAMPBELL AND GENTRY'S PROPERTY; THENCE WITH THE LINE OF THE SAME NORTH 84 DEGREES 50 MINUTES WEST 213 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY OF MARY BROWN; THENCE WITH BROWN'S LINE NORTH 18 DEGREES WEST 575 FEET; THENCE SOUTH 81 DEGREES 55 MINUTES WEST, WITH BROWN'S NORTHERLY LINE, 222 FEET TO THE CENTER LINE OF RURAL HILL ROAD; THENCE WITH THE CENTER LINE OF SAID ROAD, NORTH 3 DEGREES 15 MINUTES WEST 381 FEET TO THE BEGINNING, CONTAINING 4.74 ACRES, MORE OR LESS.

True Copy Certification

I, Benjamin D Farrar, Esq., 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 Georgia

County of Cobb

Personally appeared before me, Louise Tomcho notary public for this county and state, Benjamin D. Farrar who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Louise Tomcho
Notary's Signature

LOUISE TOMCHO
Notary Public, Cobb County, Georgia
My Commission Expires May 10, 2015

My Commission Expires:
Notary' Seal (if on paper)