Davidson County DEEDQC
Recvd: 05/28/14 07:57 5 pgs
Fees:27.00 Taxes:0.00
20140528-0045480

THIS INSTRUMENT PREPARED BY:
Aaron Curry
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:
Sandra K Gann
3129 Lake Drive
Hermitage, TN 37076

Property Tax ID#: 086-14-0-B05-30-0C0
File #: 18223615

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, SANDRA K GANN, f/k/a SANDRA K SANDBERG, a married woman, who acquired title without marital status, herein joined by her spouse GARY W GANN, as Grantors, and SANDRA K GANN, a married woman, 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 COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Assessor's Parcel No: 086-14-0-B05-30-0C0
Commonly known as 3129 Lake Drive, Hermitage, TN 37076

Prior Deed recorded 09/18/2006, in Instrument No.20060918-0115081; Davidson County Court Clerk's Office.

Witness our hands this the 7 day of May, 2014.

Sandra K Gann, f/k/a Sandra K. Sandberg
SANDRA K GANN, f/k/a
SANDRA K SANDBERG

GARY W GANN

STATE OF TN }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, SANDRA K GANN, f/k/a SANDRA K SANDBERG and GARY W GANN, the Grantor, with whom I am personally acquainted (or who has 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 7th day of May, 2014.

Jana Drury
Notary Public
My Commission expires: 03-09-16

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Sandra K Gann, f/k/a Sandra K. Sandberg

SANDRA K GANN, f/k/a
SANDRA K SANDBERG

GARY W GANN

Subscribed and sworn to before me this the 7th day of May, 2014.

Notary
My Commission expires: 03-01-16

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Name and Address of Property Owner:

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:

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/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 127 ON THE REVISED FINAL PLAT OF FLEETWOOD SUBDIVISION, PHASE ONE, OF RECORD IN PLAT BOOK 6900, PAGES 465 AND 466, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PARCEL CONVEYED TO SANDRA K. SANDBERG FROM JAMES R. SANDBERG, BY VIRTUE OF A DEED DATED 9/18/2006, RECORDED 9/18/2006, IN DEED AS INSTRUMENT NO. 20060918-0115081, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Assessor's Parcel No: 086-14-0-B05-30-0C0

JKH

True Copy Certification

I, David Bagwell, 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.

David Bagwell
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Ronna L Tate, a notary public for this county and state, DAVID BAGWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ronna L Tate
Notary's Signature

My Commission Expires: 5/10/16
Notary' Seal (if on paper)

NOTARIAL SEAL
RONNA L TATE
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires May 10, 2016