Davidson County DEEDQC
Recvd: 05/28/14 12:28 5 pgs
Fees:27.00 Taxes:0.00
20140528-0045734

This instrument prepared by:
First American Title Insurance Company Mortgage Services Division-NTP
6 Campus Circle, Bldg 6 Floor 3
Westlake, Texas 76262
(866)766-2816

File No.: **48086485LA**

QUIT CLAIM DEED

Tennessee Code Annotated 67-4-409: Tennessee Real Estate Transfer Tax and Exemptions (4) In the case of quitclaim deeds, the tax shall be based only on the actual consideration given for that conveyance

THIS INDENTURE, made and entered into as of the 05/06/14 (a), by and between **Joan M. Ashworth**, a **surviving tenant by the entirety of James R. Ashworth who died on January 05, 2012**, party of the first part, and **Joan M. Ashworth, an unmarried woman and Tisha G. Ashworth**, a **unmarried woman as joint tenants**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of **NASHVILLE**, County of **DAVIDSON**, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by _____ Deed of record in: Book _____, Page No. _____ or Instrument No.: _____ in said Registor's office.

The property is improved with an address of: **617 BEL AIR DRIVE, NASHVILLE, Tennessee 37217**

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

Joan M. Ashworth

Joan M. Ashworth

STATE OF **Tennessee**

COUNTY OF **DAVIDSON**

Personally appeared before me, Ann Stathos Donnell (name of notary public), **Joan M. Ashworth**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 05/06/14.

Notary Public

My Commission Expires: 12/06/14

Ann Stathos Donnell
State of Tennessee Notary Public
Davidson County

STATE OF **Tennessee**

COUNTY OF **DAVIDSON**

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is ~~$0.00~~ $10.00

Joan M. Ashworth

Affiant

Subscribed and sworn to before me this the 05/06/14.

Notary Public

My Commission Expires: 12/06/14

Ann Stathos Donnell
State of Tennessee Notary Public
Davidson County

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
134010057

NAME AND ADDRESS OF A PROPERTY OWNER:
Joan M. Ashworth and Tisha G. Ashworth
617 BEL AIR DR
NASHVILLE, TENNESSEE 37217

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
Joan M. Ashworth and Tisha G. Ashworth
617 Bel Air Dr.
Nashville, TN 37217

EXHIBIT 'A'

File No.: **48086485LA (lr)**

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 71 ON THE PLAN OF SECTION I, CURREYWOOD ACRES, OF RECORD IN BOOK 2133, PAGES 109 AND 110, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 71 FRONTS 169.0 FEET ON THE NORTHERLY MARGIN OF BEL AIR DRIVE AND EXTENDS BACK 214.0 FEET ON THE EASTERLY LINE AND 193.8 FEET ON THE WESTERLY LINE TO A TWICE BROKEN LINE IN THE REAR, MEASURING 256.5 FEET THEREON.

BEING THE PROPERTY CONVEYED TO JAMES R. ASHWORTH ET UX JOAN M. ASHWORTH, BY DEED DATED JANUARY 28, 1988, OF RECORD IN BOOK 7489 AT PAGE 937 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. JAMES R. ASHWORTH ET UX JOAN M. ASHWORTH WERE MARRIED ON OCTOBER 14, 1972 IN NASHVILLE CITY, DAVIDSON COUNTY, TENNESSEE. AT THE TIME OF THEIR MARRIAGE NEITHER WAS A PARTY TO ANOTHER MARRIAGE, THEIR MARRIAGE CONTINUED UNITERRUPTED UNTIL THE DEATH OF JAMES R. ASHWORTH IN DAVIDSON COUNTY, TENNESSEE ON JANUARY 05, 2012. JOAN M. ASHWORTH CONVEYS AS SURVIVING TENANT BY THE ENTIRETY.

A.P.N. 134010057

ASHWORTH
48086485
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

True Copy Certification

I, Ray Goddard, 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 Ohio

Count of Cuyahoga

Personally appeared before me, Tiffany Washington, notary public for this county and state, Ray Goddard 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

