BILL GARRETT, Davidson County
Trans:T20140037135 DEEDQC
Recvd: 05/28/14 13:48 3 pgs
Fees:17.00 Taxes:0.00

20140528-0045777

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

QUITCLAIM DEED ($1)

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
James B. Angus Jr. 1302 Quail Court East Nashville, Tennessee 37214	James B. Angus Jr. 1302 Quail Court East Nashville, Tennessee 37214	108080C01300CO

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, **James B. Angus Jr. also known as James B. Angus, a married man who acquired title as unmarried man and joined by his spouse Yolanda Angus** by these presents do hereby quitclaim and convey unto the said **James B. Angus Jr., a married man, as his sole and separate property,** 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:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to Change Marital Status.

Being the same property conveyed to James B. Angus, unmarried by Deed from LAWRENCE N. ADWELL of record in Document No. 20071108-0131721, said Register's Office.

This is unimproved ( ) property known as 1302 Quail Court East, Nashville, Tennessee 37214
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 16 day of MAY, 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James B. Angus Jr., a/k/a James B. Angus a/k/a James B. Angus

James B. Angus Jr., a/k/a
James B. Angus

Melody Angus

~~Yolanda~~ Angus

ACKNOWLEDGMENT

STATE OF TN)

COUNTY OF Davidson) ss

Personally appeared before me, Dotty Harper, a Notary Public in and for said County and State, **James B. Angus Jr. a/k/a James B. Angus and Yolanda Angus** 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 1302 Quail Ct E, Nashville, TN 37214 this 16th day of May, A.D., 2014.

NOTARY STAMP/SEAL

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Dotty Harper
NOTARY PUBLIC
Notary Commission Expires: 10-18-15

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 16th day of May, 2014.

(Affix Seal)

James B. Angus Jr. a/k/a James B. Angus
Affiant

Dotty Harper
Notary Public

My Commission Expires: 10-18-15

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT A

Legal Description

R-1403-TN-1607131

BEING UNIT NO. 13, LOT NO. 76 IN A HORIZONTAL PROPERTY REGIME AS SHOWN ON THE CONDOMINIUM SITE PLAN, SECTION 2, PHASE III, QUAIL VALLEY, OF RECORD IN BOOK 5200 PAGE 417, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF.

Parcel ID No.: 108080C01300CO

Being Property Conveyed by Other from Lawrence N. Adwell, unmarried to James B. Angus, unmarried, recorded November 8, 2007, in Instrument No. 20071108-0131721, Davidson County, Tennessee.