Davidson County DEEDQC
Recvd: 06/03/14 10:33 5 pgs
Fees:27.00 Taxes:0.00
20140603-0047712

RECORD AND RETURN TO:
VALUAMERICA
113 TECHNOLOGY DRIVE
PITTSBURGH, PA 15275
File No. 1273898161

This document prepared by:
PAUL JUNGERS, ESQ.
605 OHIO STREET, SUITE 312
TERRE HAUTE, IN 47807
866-333-3081

QUIT CLAIM DEED

THIS DEED IS BEING RECORDED PURSUANT TO A DIVORCE.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE made and entered into on this 21st day of May 2014, by and between **LAUREN ELLIS, AN UNMARRIED WOMAN AND JAMES NICELEY, AN UNMARRIED MAN, WHO ACQUIRED TITLE AS WIFE AND HUSBAND**, of 3819 VALLEY RIDGE DRIVE, NASHVILLE, TN 37211 hereinafter referred to as Grantor(s) and **LAUREN ELLIS, AN UNMARRIED WOMAN AND JAMES NICELEY, AN UNMARRIED MAN, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, of 3819 VALLEY RIDGE DRIVE, NASHVILLE, TN 37211 hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantees the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A"

Also known as: 3819 VALLEY RIDGE DRIVE, NASHVILLE, TN 37211

Property Tax ID No.: 133-11-0-168.00

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NO. 20070614-0071500, Recorded: 06/14/2007

And that said conveyance does not render the Grantor insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Assessor's parcel No. 133-11-0-168.00

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 21 day of MAY, 2014.

LAUREN ELLIS

JAMES NICELEY

STATE OF TEXAS
COUNTY OF TRAVIS

Personally appeared before me, the undersigned notary public of the aforesaid County and State, LAUREN ELLIS, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 21 day of May, 2014

Notary Public
My Commission expires: 7/8/17

VIRGINIA H. SAMPSON
My Commission Expires
July 8, 2017

STATE OF FLORIDA
COUNTY OF VOLUSIA

Personally appeared before me, the undersigned notary public of the aforesaid County and State, JAMES NICELEY, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 22 day of MAY, 2014

Notary Public
My Commission expires: 01-27-2017

WILLIAM DOURIS
Notary Public - State of Florida
My Commission Expires Jan 27, 2017
Commission # EE 842067

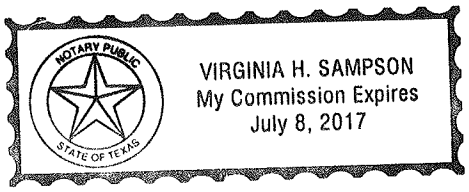
VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $1.00.

LAUREN ELLIS

Subscribed and sworn to before me this 21 day of May 2014, BY LAUREN ELLIS.

Notary Public
My Commission Expires 7/8/17



Name and address for person(s) responsible for taxes:

LAUREN ELLIS AND JAMES NICELEY
3819 VALLEY RIDGE DRIVE
NASHVILLE, TN 37211

Name and address of property owner:

LAUREN ELLIS AND JAMES NICELEY
3819 VALLEY RIDGE DRIVE
NASHVILLE, TN 37211

EXHIBIT A
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 215 ON THE PLAN OF VALLEY VIEW MEADOWS, SECTION 2, OF RECORD IN BOOK 3600, PAGE 60 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 215 FRONTS 74.48 FEET ON THE WESTERLY SIDE OF VALLEY RIDGE DRIVE AND RUNS BACK BETWEEN LINES, 173.83 FEET ON THE NORTHERLY LINE AND 216.34 FEET ON THE SOUTHERLY LINE TO A DEAD LINE ON WHICH IT MEASURES 107.11 FEET.

BEING THE SAME PROPERTY CONVEYED TO LAUREN ELLIS AND JAMES NICELEY, HUSBAND FROM BRUCE J. KUNKEL AND HELEN E. KUNKEL, WIFE IN DEED DATED 6/8/2007 RECORDED 6/14/2007 WITH INSTRUMENT NUMBER 20070614-0071500, DAVIDSON COUNTY RECORDS.

PARCEL NO. 133-11-0-168.00

PROPERTY COMMONLY KNOWN AS: 3819 VALLEY RIDGE DRIVE, NASHVILLE, TN 37211

True Copy Certification

I, Scott A. Hill, 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 Pennsylvania

County of Allegheny

Personally appeared before me, Janet Bonenberger , a notary public for this county and state, Scott A. Hill 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: September 9, 2014

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Janet McGraw Bonenberger, Notary Public
Findlay Twp., Allegheny County
My Commission Expires Sept. 9, 2014
Member, Pennsylvania Association of Notaries