Davidson County DEEDQC
Recvd: 06/24/14 09:17 5 pgs
Fees:27.00 Taxes:0.00
20140624-0054833

After Recording Return to:
SOLUTIONSTAR SETTLEMENT SERVICES
420 ROUSER ROAD
CORAOPOLIS, PA 15108
File No. 1589439

This document prepared by:

PAUL JUNGERS, ESQ.
401 OHIO STREET, SUITE A-5
TERRE HAUTE, IN 47807
866-333-3081

Tax ID No.:
173090A51100CO

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE made and entered into on this 30 day of APRIL, 2014, by and between ANNA DUVAL, AS SURVIVING JOINT TENANT, 8702 GAUPHIN PLACE, ANTIOCH, TN 37013 hereinafter referred to as Grantor(s) and ANNA DUVAL, AN UNMARRIED WOMAN AND MANISE LABADY, A MARRIED WOMAN, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, 8702 GAUPHIN PLACE, ANTIOCH, TN 37013, 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, grant, sell, and convey to the said Grantee the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A"

Also known as: 8702 GAUPHIN PLACE, ANTIOCH, TN 37013
Property Tax ID No.: 173090A51100CO

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NO. 20060407-0040547, Recorded: 04/07/2006

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. 173090A51100CO

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 30 day of APRIL, 2014.

ANNA DUVAL

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Anne C Allen, 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 30 day of APRIL, 2014

Anne C. Allen
Notary Public
My Commission expires: 4/27/2015

ANNE C. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

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.

Affiant

Subscribed and sworn to before me this 30 day of April, 2014

Notary Public
Commission Expires 4/27/2015

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

ANNA DUVAL AND MANISE LABADY
8702 GAUPHIN PLACE
ANTIOCH, TN 37013

Name and address of property owner:

ANNA DUVAL AND MANISE LABADY
8702 GAUPHIN PLACE
ANTIOCH, TN 37013

ANNE C. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

EXHIBIT A
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 403 ON THE PLAN OF LENOX VILLAGE, PHASE SEVEN, OF RECORD AS INSTRUMENT NO. 20051028-0130418, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MAD FOR MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOHN FAIRCLOTH, AN UNMARRIED MAN AND ANNA DUVAL, AN UNMARRIED WOMAN AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM REGENT HOMES, LLC RECORDED 04/07/2006 IN DOCUMENT NO. 20060407-0040547, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX ID # 20060407-0040547

PROPERTY COMMONLY KNOWN AS: 8702 GAUPHIN PLACE, ANTIOCH, TN 37013

True Copy Certification

I, Tim Sexton, 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, Mark Bauwin, a notary public for this county and state, Tim Sexton 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: 12-14-2015

Notary' Seal (if on paper)

NOTARIAL SEAL
MARK BAUWIN
Notary Public
MOON TWP., ALLEGHENY COUNTY
My Commission Expires Dec 14, 2015