BILL GARRETT, Davidson County
Trans:T20140046735 DEEDQC
Recvd: 07/01/14 11:08 4 pgs
Fees:22.00 Taxes:0.00
20140701-0057630

QUITCLAIM DEED

Return To:
COMMONWEALTH USA SETTLEMENTS
100 PARK MANOR DR. 2ND FLOOR
PITTSBURGH, PA 15205

OWNER (SEND TAX BILLS TO):

ANTONIA L. SPEARMAN
WILLIAM D. SPEARMAN
4282 OCTOBER WOODS DRIVE
ANTIOCH, TN 37013

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ANTONIA L. SPEARMAN and WILLIAM D. SPEARMAN, who took title as DAVID SPEARMAN, wife and husband (herein, "Grantor"), whose address is 4282 October Woods Drive, Antioch, TN 37013, hereby bargains, sells, remises, releases, quit claims and conveys to ANTONIA L. SPEARMAN and WILLIAM D. SPEARMAN, wife and husband as joint tenants with right of survivorship (herein, "Grantee"), whose address is 4282 October Woods Drive, Antioch, TN 37013, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 4282 October Woods Drive, Antioch, TN 37013

WITNESS my hand and seal this 20 day of June, 2014.

PIN NO: 182-12-A/74.0000

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Antonia L. Spearman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Antonia L. Spearman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of June, 2014.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 02/08/17

EMILY E. KINZIG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires February 8, 2017

GRANTOR:

William D. Spearman, who took title as David Spearman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, William D. Spearman, who took title as David Spearman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of June, 2014.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 02/08/17

EMILY E. KINZIG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires February 8, 2017

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $10.00.

GRANTEE

Grantee signature Antonia L. Spearman
Antonia L. Spearman

Subscribed and sworn to under oath before me, this 20th day of June, 2014.

[Affix Notary Seal]

Emily E Kinzig
SIGNATURE OF NOTARY PUBLIC
My commission expires: 02/08/17

EMILY E. KINZIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
February 8, 2017

Exhibit A

LEGAL DESCRIPTION:

ALL ITS RIGHT, TITLE AND INTEREST IN AND TO PROPERTY LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 252 ON THE PLAN OF PHASE SIX, SECTION THREE, APPLE VALLEY, A RESIDENTIAL PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20050125-0008848, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PREMISES THAT WAS CONVEYED UNTO ANTONIA L. SPEARMAN AND DAVID SPEARMAN, WIFE AND HUSBAND BY WARRANTY DEED FROM TR & D HOMES, INC., DATED DECEMBER 20TH, 2005, AND RECORDED DECEMBER 28TH, 2005 AT INSTRUMENT NUMBER 20051228-0155276 IN THE RECORDS OF THE DAVIDSON COUNTY RECORDER'S OFFICE, STATE OF TENNESSEE.

Parcel ID(s): 182-12-A/74.0000

Return to:

COMMONWEALTH USA SETTLEMENTS
100 PARK MANOR DR. 2ND FLOOR
PITTSBURGH, PA 15205