Davidson County DEEDQC
Recvd: 07/23/14 09:34 4 pgs
Fees:22.00 Taxes:0.00
20140723-0065286

Commitment Number: 1430008

After Recording, Send To:

Boston National Title LLC
129 W Trade Street., 9th Floor
Charlotte NC, 28202

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
Paul Devere Wright, II and **Stephanie Wright**, 404 Avondale Dr., Nashville, TN 37206

EXEMPT: Quitclaim deed given for no monetary consideration Section 67-4-409(A)(4)

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
Tax ID #083-100-081.00

Transfer between husband & wife - Maximum Principal Indebtness for Tennessee recording Tax purposes is $.0.00

QUITCLAIM DEED

Paul Devere Wright, II and **Stephanie Wright, who acquired title as Stephanie D. Johnson**, husband and wife, hereinafter grantors, whose tax-mailing address is **404 Avondale Dr., Nashville, TN 37206** for $0.00 and the correction of the public record as to her name and their marital status in consideration paid, grant with covenants of limited warranty to **Paul Devere Wright, II** and **Stephanie Wright**, husband and wife, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **404 Avondale Dr., Nashville, TN 37206**, the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 133 AND THE SOUTH 30 FEET OF LOT NO. 134 ON THE MAP OF MCEWEN PLACE OF RECORD IN BOOK 332, PAGE 133, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 133 AND PART OF LOT NO. 134 ADJOIN AND FRONT TOGETHER 40 FEET ON THE WESTERLY SIDE OF IVIS AVENUE, NOW AVONDALE DRIVE, AND RUN BACK BETWEEN PARALLEL LINES 128 FEET TO AN ALLEY.
Tax ID #083-100-081.00

Being that parcel of land conveyed to Stephanie D. Johnson and Paul Devere Wright, II, both unmarried persons from Marjorie D. Kinnard, an unmarried woman by that deed dated 9/30/2010 and recorded 10/1/2010 in deed Document No. 20101001-0078668, of the Davidson County, TN public registry.

Property Address is: 404 Avondale Dr., Nashville, TN 37206

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: **20101001-0078668**

Executed by the undersigned on July 17, 2014:

Paul Devere Wright, II

Stephanie Wright

STATE OF Tennessee

COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 17, 2014 by **Paul Devere Wright, II** and **Stephanie Wright,** who are personally known to me or have produced IDs as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Comm. Expires
May 8, 2017

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $_____, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 17 day of July, 2014.

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires May 8, 2017

(Seal)

Affiant

Stephanie Wright
Print Name

Notary Public

My commission expires:

May 8, 2017

Thomas D. Larson
Print Name

True Copy Certification

I, Ashley C Rios, 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 North Carolina

County of Mecklenburg

Personally appeared before me, 23rd July 2014 a notary public for this county and state, Glenda B Montgomery 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: 7/31/2017
Notary' Seal (if on paper)

GLENDA B. MONTGOMERY
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
July 31, 2017