Davidson County DEEDQC
Recvd: 07/29/14 10:17 5 pgs
Fees:27.00 Taxes:0.00
20140729-0067155

THIS INSTRUMENT PREPARED BY:
Lance Schneider
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
David Studer
2925 Susan Drive
Nashville, TN 37214

Property Tax ID#: 096-06-0-166.00
Order #: LTC-LTN1438081

After Recording Please Return To:
Liberty Title Company, LLC
1701 Barrett Lakes Blvd., Suite ~~290~~ 260
Kennesaw, GA 30144

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, DAVID STUDER, a married man, who acquired title as unmarried, herein joined by his spouse ARANCIBIA STUDER, as Grantors, and DAVID STUDER, a married man, as Grantee, hereby convey all rights, titles and interests that we may have in and to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 096-06-0-166.00

Commonly known as: 2925 Susan Drive, Nashville, TN 37214

Prior Deed recorded 10/04/2006, in DBV 20061004-0122857; Davidson County Court Clerk's Office.

DS AN

Witness our hands this the 21st day of July, 2014.

DAVID STUDER

ARANCIBIA STUDER

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by DAVID STUDER and ARANCIBIA STUDER, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 21st day of July, 2014.

Notary Public

My Commission expires: 5-3016

JEFFREY L SENTERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

DAVID STUDER

ARANCIBIA STUDER

Subscribed and sworn to before me this the 21st day of July, 2014.

Notary

My Commission expires: 5-3016

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

JEFFREY L SENTERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 49 ON THE PLAN OF CLOVERHILL, SECTION II, OF RECORD IN PLAT BOOK 2133, PAGE 46 , REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ANA S. TAYLOR BY DEED (DB+Q C) FROM TAB S. TAYLOR OF RECORD IN DEED BOOK 11722 AND PAGE 423 ON 07/07/2006 AND FILED FOR RECORD ON 10/29/1999, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

(B) BEING THE SAME PROPERTY CONVEYED TO TAB S. TAYLOR AND WIFE, ANA S. TAYLOR BY DEED IN BOOK 9564, PAGE 669 ON 10/14/99 AND FILED 10/29/99, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

Parcel ID: 096-06-0-166.00

Commonly known as: 2925 Susan Drive, Nashville, TN 37214

D.S.

AV

VALUE AFFIDAVIT

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Cobb

The actual **consideration or value**, whichever is greater, for this transfer is $ 0.00.

Louise Tomcho
Louise TomchoAffiant

Subscribed and sworn to before me this 24th day of July, 2014.

Cherylene A Warner
Notary Public

My Commission Expires: 9-13-16

CHERYLENE A. WARNER
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMM. EXP. 09-13-2016

True Copy Certification

I, Benjamin D Farrar, Esq., 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 Georgia

County of Cobb

Personally appeared before me, Louise Tomcho notary public for this county and state, Benjamin D. Farrar who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Louise Tomcho
Notary's Signature

LOUISE TOMCHO
Notary Public, Cobb County, Georgia
My Commission Expires May 10, 2015

My Commission Expires:
Notary' Seal (if on paper)