Davidson County DEEDQC
Recvd: 11/14/14 15:49 5 pgs
Fees:27.00 Taxes:0.00
20141114-0105456

AFTER RECORDING RETURN TO:
SOLUTIONSTAR SETTLEMENT SERVICES
420 ROUSER ROAD BUILDING 3
CORAOPOLIS, PA 15108
File No. 2410734

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Tax ID No.: 05900008900

QUIT CLAIM DEED

THIS DEED made and entered into on this 7th day of November 2014, by and between **TAMMY M. COFFMAN, F/K/A TAMMY M. EDWARDS, A MARRIED WOMAN, WHO ACQUIRED TITLE AS UNMARRIED, JOINED BY HER SPOUSE, IVAN MAURICE COFFMAN**, a mailing address of 671 EWING DRIVE, NASHVILLE, TN 37207, hereinafter referred to as Grantor(s) and **TAMMY M. COFFMAN, AND IVAN M. COFFMAN, WIFE AND HUSBAND,** a mailing address of 671 EWING DRIVE, NASHVILLE, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), 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 Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 671 EWING DRIVE, NASHVILLE, TN 37207

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: DOCUMENT NUMBER 20050214-0016408, Recorded: 02/14/2005

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

Tax ID No.: 05900008900

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Tammy M Coffman FKA Tammy M Edwards
TAMMY M. COFFMAN, F/K/A TAMMY M. EDWARDS

Ivan Maurice Coffman
IVAN MAURICE COFFMAN

ALEXANDRIA BRYANT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (Seal) My Commission Expires 07-03-2017

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, TAMMY M. COFFMAN, F/K/A TAMMY M. EDWARDS, 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 and seal, at office in TN, this 7th day of November, 2014.

Alexandria Bryant
Notary Public
My Commission expires: 7/3/17

ALEXANDRIA BRYANT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (Seal) My Commission Expires 07-03-2017

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, IVAN MAURICE COFFMAN, 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 and seal, at office in TN, this 7th day of November, 2014.

Alexandria Bryant
Notary Public
My Commission expires: 7/3/17

ALEXANDRIA BRYANT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (Seal) My Commission Expires 07-03-2017

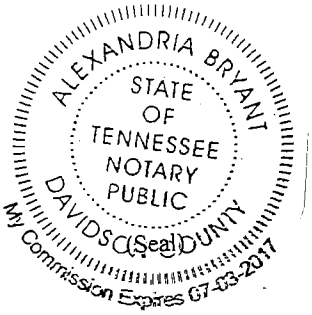
VALUATION AFFIDAVIT

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.

Tammy M Coffman
TAMMY M. COFFMAN

Subscribed and sworn to before me this 7th day of November 2014

Alexandria Bryant
Notary Public
Commission Expires 7/3/17



Name and address for person(s) responsible for taxes:
TAMMY M. COFFMAN AND IVAN M. COFFMAN
671 EWING DRIVE
NASHVILLE, TN 37207

Name and address of property owner:
TAMMY M. COFFMAN AND IVAN M. COFFMAN
671 EWING DRIVE
NASHVILLE, TN 37207

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING PARTICULARLY DESCRIBED BY METES AND BOUNDS, ACCORDING TO AN UNRECORDED PLAT OF SURVEY MADE BY RICHARD OMOHUNDRO, SURVEYOR, APRIL 11, 1959, DESCRIBED AS FOLLOWS:

STARTING AT A POINT IN THE CENTER OF OLD EWING ROAD, SAID POINT BEING THE COMMON CORNER OF LOTS NOS. 18 AND 19 ON THE UNRECORDED MAP OF THE SUBDIVISION OF PART OF THE MARSHALL WATERS LANDS, DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF, MADE APRIL 1916, BY ERLE DRAKE, COUNTY, SURVEYOR, AND RUNNING THENCE WITH THE LOT LINES OF LOTS 18 AND 19; NORTH 3 DEGREES 30 MINUTES EAST 31 FEET TO A POINT IN THE NORTHERLY MARGIN OF NEW EWING ROAD; THENCE NORTH 89 DEGREES 40 MINUTES WEST 211 FEET TO A POINT IN THE NORTHERLY MARGIN OF NEW EWING ROAD, BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT OF LAND; THENCE NORTH 3 DEGREES 30 MINUTES EAST 449.2 FEET TO A POINT IN THE CENTER OF WHITES CREEK, BEING THE EAST FORK OF SAID CREEK OF EWING CREEK; THENCE WITH THE CENTER LINE OF SAID CREEK, SOUTH 81 DEGREES 30 MINUTES WEST 60.1 FEET TO A POINT, THENCE WITH THE CENTER LINE OF SAID CREEK, SOUTH 38 DEGREES 30 MINUTES WEST 70.4 FEET TO THE CENTER OF SAID CREEK; THENCE SOUTH 3 DEGREES 30 MINUTES WEST 392.4 FEET TO A POINT IN THE NORTHERLY MARGIN OF NEW EWING ROAD; THENCE WITH THE NORTHERLY MARGIN OF SAID ROAD, NORTH 85 DEGREES 50 MINUTES EAST 100 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO STEVE SCHEIBE, UNMARRIED AND FRANK DAVENPORT, MARRIED BY DEED OF RECORD IN INSTRUMENT NO. 20031126-0171906, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

BEING THE SAME PROPERTY CONVEYED TO TAMMY M. EDWARDS, UNMARRIED BY DEED FROM STEVE SCHEIBE, UNMARRIED AND FRANK DAVENPORT, MARRIED RECORDED 01/29/2004 IN DEED INSTRUMENT 20040129-0011308; RE-RECORDED 02/14/2005 IN DEED INSTRUMENT 20050214-0016408, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX ID # 05900008900

PROPERTY COMMONLY KNOWN AS: 671 EWING DRIVE, NASHVILLE, TN 37207

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, Natalie Irwin, 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: 11-14-16

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
NATALIE MARIE IRWIN
Notary Public
MOON TWP., ALLEGHENY COUNTY
My Commission Expires Nov 14, 2016