Davidson County DEEDQC
Recvd: 11/26/14 12:20 3 pgs
Fees:17.00 Taxes:0.00
20141126-0109231

#18875133

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 17 day of NOV, 2014, by and between **James Robb McDowall, who acquired title in error as Rob McDowell, and Elaine McDowall, who acquired title in error as Elaine McDowell, husband and wife,** hereinafter known and referred to as **GRANTORS**, and **James Robb McDowall and Elaine McDowall, husband and wife, as tenants by the entirety,** whose tax mailing address is 2711 Forge Ridge Circle, Nashville, Tennessee 37217, hereinafter known and referred to as **GRANTEES;**

W I T N E S S E T H :

For and in consideration of the sum of **$10.00**, cash in hand paid by Grantees to Grantors, the receipt of all of which is hereby acknowledged, the Grantors have bargained, sold, aliened, and conveyed, and do by these presents quitclaim unto the Grantees, as tenants by the entirety, a certain tract of real estate more fully described as follows:

Being Lot No. 20, on the plan of Resubdivision of Lot 1, Forge Ridge, of record in plat Book 9700, Page 295 and 296, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same parcel conveyed to Rob McDowell and Elaine McDowell from Kyndra S. Dove f/k/a Kyndra S. Jones, by virtue of a deed dated 1/29/2007, recorded 2/1/2007, as instrument no. 20070201-0013484 county of Davidson, state of Tennessee.

Assessor's Parcel No: 135060A02000CO

This conveyance is exempt from transfer tax under T.C.A 67-4-409(a)(3)(A), as same creates a tenancy by the entirety from one spouse to the other, and therefore, no oath of value is required for this deed in accordance with the provisions of T.C.A. 67-4-409(a)(5).

IN TESTIMONY WHEREOF, witness the hand of the Grantors herein, all on this the day and year first above written.

who acquired title in error as Rob McDowell

James Robb McDowall, who acquired title in error as Rob McDowell

Elaine McDowall, who acquired title in error as Elaine McDowell

Elaine McDowall, who acquired title in error as Elaine McDowell

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 17 day of May, 2014, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by James Robb McDowall, who acquired title in error as Rob McDowell and Elaine McDowall, who acquired title in error as Elaine McDowell.

Notary Public
My Commission Expires: 2/06/14

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
James Robb McDowall and Elaine McDowall
2711 Forge Ridge Circle
Nashville, Tennessee 37217

Property Owner and Address:
James Robb McDowall and Elaine McDowall
2711 Forge Ridge Circle
Nashville, Tennessee 37217

This instrument prepared without title examination by:
JOHN E. NORMAN, ESQ.
333 West Vine Street, Suite 207
Lexington, KY 40507
(859) 252-1690

True Copy Certification

I, Veronica Kerns, 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 PA

County of Beaver

Personally appeared before me, Ronna L. Tate a notary public for this county and state, Veronica Kerns 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: _____
Notary' Seal (if on paper)

NOTARIAL SEAL
RONNA L TATE
Notary Public
MOON TWP., ALLEGHENY COUNTY
My Commission Expires May 10, 2016