Davidson County DEEDQC
Recvd: 11/26/14 14:51 3 pgs
Fees:17.00 Taxes:0.00
20141126-0109403

QUITCLAIM DEED

18838033

THIS DEED OF CONVEYANCE made and entered into on this 14 day of November, 2014, by and between **Anya Bender, who acquired title as Anya Alexander and James Bender, Jr., who acquired title as James Bender, wife and husband,** hereinafter known and referred to as **GRANTORS**, and **James Bender, Jr. and Anya Bender, husband and wife, as tenants by the entirety,** whose tax mailing address is 312 Vista Cove, Nashville, Tennessee 37207, 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 **$0.00**, cash in hand paid by Grantees to Grantors, who are husband and wife, 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:

Land in Davidson County, Tennessee, being Lot(s) 12, as shown on the map entitled Parkwood Trace, Section 1, of record in Plat Book 6900, Page(s) 439, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same parcel conveyed to Anya Alexander and James Bender from Natalie Q. Wiggins, by virtue of a deed dated 5/30/2006, recorded 6/1/2006, in as instrument no. 20060601-0064645 county of Davidson, state of Tennessee.

Assessor's Parcel No: 05908006100

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.

Anya Bender, who acquired title as Anya Alexander

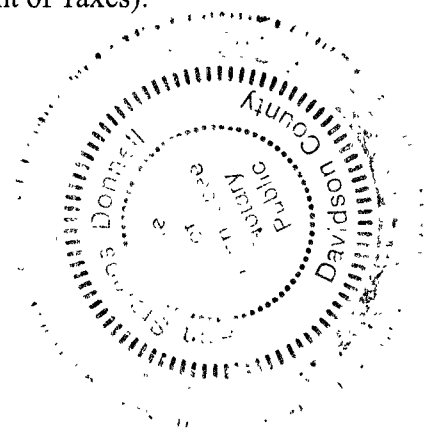
James Bender, Jr., who acquired title as James Bender

STATE OF TENNESSEE)
)
Davidson COUNTY)

Nov The undersigned, a Notary, does certify that on this 4 day of _____, 2014, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Anya Bender, who acquired title as Anya Alexander and James Bender, Jr., who acquired title as James Bender.

Notary Public
My Commission Expires: 12/04/14

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
James Bender, Jr. and Anya Bender
312 Vista Cove
Nashville, Tennessee 37207



Property Owner and Address:
James Bender, Jr. and Anya Bender
312 Vista Cove
Nashville, Tennessee 37207

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