Davidson County DEEDQC
Recvd: 01/06/15 13:40 6 pgs
Fees:32.00 Taxes:0.00
20150106-0001396

Commitment Number: 14305777

After Recording, Send To:
BOSTON NATIONAL TITLE
129 W TRADE ST 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:
Desiree Shelton, 713 Saddle Trail Ct., Hermitage TN 37076
"Maximum Principal indebtedness for Tennessee recording tax purposes is $0.00"
EXEMPT: Deed adjusting property rights between divorcing parties Section 67-4-409(E)

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
075 15 0 005.00

QUITCLAIM DEED

Jeffrey Shelton and **Desiree Shelton**, divorced from each other and not remarried, hereinafter grantors, whose tax-mailing address is **713 Saddle Trail Ct., Hermitage TN 37076**, for $0.00 (Zero Dollar and Zero Cents) and pursuant to their divorce decree in consideration paid, grant and quitclaim to **Desiree Shelton** and Roberta N. Verble, hereinafter grantees, whose tax mailing address is **713 Saddle Trail Ct., Hermitage TN 37076**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 22 , on the Plan of Saddlebrooke, of record in Plat Book 6250, Page 940, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

713 Saddle Trail Ct Hermitage TN 37076

Tax ID #075 15 0 005.00

Being that parcel of land conveyed to Jeffrey Shelton and Wife, Desiree Shelton from Roberta Verble, unmarried by that deed dated 4/20/2010 and recorded 4/22/2010 in deed Document No. 20100422-0030385, of the Davidson County, TN public registry.

Being that parcel of land conveyed to Jeffrey Shelton and wife, Desiree Shelton and Roberta Verble, unmarried from Bille K. Banks and Pamela Banks by that deed dated of 1/29/1999 and recorded 2/2/1999 in Book 11322, Page 692, of the Davidson County, TN public registry.

Property Address is: 713 Saddle Trail Ct., Hermitage TN 37076

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

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.

Prior instrument reference: **20100422-003038**

Executed by the undersigned on 12/22, 2014:

Jeffrey Shelton

Jeffrey Shelton

STATE OF Tennessee

COUNTY OF Wilson

The foregoing instrument was acknowledged before me on Dec 22, 2014 by **Jeffrey Shelton** who is personally known to me or has produced TN Drivers Lic. as identification, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.

Denise E Taylor

Notary Public
Expiration date: 02/12/2018

DENISE E TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Executed by the undersigned on 12/22, 2014:

Desiree V Shelton

Desiree Shelton

STATE OF Tennessee

COUNTY OF Wilson

The foregoing instrument was acknowledged before me on Dec 22, 2014 by **Desiree Shelton** who is personally known to me or has produced TN Drivers Lic as identification, and furthermore, the aforementioned person has acknowledged that her signature was her free and voluntary act for the purposes set forth in this instrument.

Denise E Taylor

Notary Public

EXPIRATION DATE:02/12/2018



713 Saddle Trail Ct Hermitage TN 37076

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 Wilson

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 20 day of December, 2014.

Desiree V Shelton
Affiant

Desiree V Shelton
Print Name



(Seal)

Denise E Taylor
Notary Public

My commission expires:

2-12-2018

Denise E. Taylor
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 NC

County of Mecklenburg

Personally appeared before me, Brenda L Brittain a notary public for this county and state, Ashley C Rios 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: 7-27-19

Notary' Seal (if on paper)

