Davidson County DEEDQC
Recvd: 01/08/15 10:04 3 pgs
Fees:17.00 Taxes:0.00
20150108-0001990

#18943401

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 18 day of December, 2014, by and between **Virginia McLean, a married woman,** hereinafter known and referred to as GRANTOR, and **Virginia McLean and William Ritter III, wife and husband, as tenants by the entirety,** whose tax mailing address is 4312 Morriswood Drive, Nashville, Tennessee 37204, 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 Grantor, the receipt of all of which is hereby acknowledged, the Grantor has bargained, sold, aliened, and conveyed, and do by these presents quitclaims 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 Number 49 on the Plan of Southmeade Subdivision, as of record in Book 1835, Pages 118 and 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same parcel conveyed to Virginia McLean from Donna M. Boswell, by virtue of a deed dated 7/8/2011, recorded 7/12/2011, as instrument no. 20110712-0053112 county of Davidson, state of Tennessee.

Assessor's Parcel No: 13207004500

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 in accordance with the provisions of T.C.A. 67-4-409(a)(5).

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

Virginia McLean

GRANTOR

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 18 day of December, 2014, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Virginia McLean.

Notary Public
My Commission Expires: 12/06/16

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Virginia McLean and William Ritter III
4312 Morriswood Drive
Nashville, Tennessee 37204

Property Owner and Address:
Virginia McLean and William Ritter III
4312 Morriswood Drive
Nashville, Tennessee 37204

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, David Bagwell, 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.

David Bagwell
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Ronna L Tate, a notary public for this county and state, DAVID BAGWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ronna L Tate
Notary's Signature

My Commission Expires: 5/10/16
Notary' Seal (if on paper)

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