Davidson County DEEDQC
Recvd: 01/28/15 13:59 6 pgs
Fees:32.00 Taxes:0.00
20150128-0008222

AFTER RECORDING RETURN TO:
SOLUTIONSTAR SETTLEMENT SERVICES
420 ROUSER ROAD BUILDING 3
CORAOPOLIS, PA 15108
File No. 2294581

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

Tax ID No.: 173090A29600CO

QUIT CLAIM DEED

THIS DEED made and entered into on this 27th day of August, 2014, by and between **GRANT HARRISON, A MARRIED PERSON AND BRUCE PIERCE, A MARRIED PERSON**, a mailing address of 805 HOBBIT LANE, NASHVILLE, TN 37211, hereinafter referred to as Grantor(s) and **GRANT HARRISON, A MARRIED PERSON**, a mailing address of 805 HOBBIT LANE, NASHVILLE, TN 37211, 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: 805 HOBBIT LANE, NASHVILLE, TN 37211

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

BEING THE SAME PROPERTY CONVEYED TO GRANT HARRISON, MARRIED AND BRUCE PIERCE MARRIED BY DEED FROM PENELOPE HARRISON RECORDED 05/30/2007 IN DEED BOOK 20070530 PAGE 0064254, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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).

This is not the homestead property of the Grantor(s).

Tax ID No.: 173090A29600CO

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

GRANT HARRISON

BRUCE PIERCE

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, GRANT HARRISON, 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, at offices, the 25th day of August, 2014.

Notary Public
My Commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned notary public of the aforesaid County and State, BRUCE PIERCE, 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, at offices, the _____ day of _____, _____.

Notary Public
My Commission expires: _____

Tax ID No.: 173090A29600CO

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

GRANT HARRISON

Bruce Pierce
BRUCE PIERCE

STATE OF Kansas
COUNTY OF Sedgwick

Bruce Pierce

Personally appeared before me, the undersigned notary public of the aforesaid County and State, ~~GRANT HARRISON~~, 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, at offices, the 27th day of August, 2014.

~~Notary Public~~
My Commission expires: 9-12-17

WAYNE J. TAJCHMAN
Notary Public - State of Kansas
My Appt. Expires 9-12-17

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned notary public of the aforesaid County and State, BRUCE PIERCE, 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, at offices, the _____ day of _____, _____.

Notary Public
My Commission expires: _____

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.

GRANT HARRISON

Subscribed and sworn to before me this 25th day of August, 2014.

Notary Public
Commission Expires 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and address for person(s) responsible for taxes:

GRANT HARRISON
805 HOBBIT LANE
NASHVILLE, TN 37211

Name and address of property owner:

GRANT HARRISON
805 HOBBIT LANE
NASHVILLE, TN 37211

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING REAL ESTATE, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, LYING IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 275 ON THE PLAN OF LENOX VILLAGE, PHASE FOUR, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN INSTRUMENT NO. 20040806-0094784, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION THEREOF.

TAX ID # 173-09-0A-296.00

PROPERTY COMMONLY KNOWN AS: 805 HOBBIT LANE, NASHVILLE, TN 37211

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