**This instrument prepared by:**
Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, Nevada 89074
PH: 702-736-6400

Davidson County DEEDQC
Recvd: 02/06/15 14:24 5 pgs
Fees:27.00 Taxes:0.00
**20150206-0011438**

# QUITCLAIM DEED

TITLE OF DOCUMENT

59793687-2829484

| ADDRESS NEW OWNER AS FOLLOWS: | MAIL TAX STATEMENT TO: | MAP PARCEL NUMBERS: |
|---|---|---|
| Amanda L. Tiffner | Amanda L. Tiffner | Map/Parcel: |
| 7818 Rainey Drive | 7818 Rainey Drive | 182 06 0A 056.00 |
| Antioch, Tennessee 37013 | Antioch, Tennessee 37013 | |

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Timothy L. Tucker and Amanda L. Tiffner, both unmarried,** by these presents do hereby quitclaim and convey unto the said **Amanda L. Tiffner, an unmarried woman**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 56, ON THE PLAN OF SECTION ONE, OLD HICKORY HILLS, OF RECORD IN INSTRUMENT NUMBER 20011023-01115382, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

RIGHTS OF OTHERS IN AND TO A CEMETERY LOCATED ON THE PARENT TRACT INCLUDING INGRESS AND EGRESS THEREFROM AND THERETO.

The express purpose of this conveyance is to remove titleholder.

Being the same property conveyed to Timothy L. Tucker and Amanda L.Tiffner by Deed from Thoroughbred Construction, LLC, a Tennessee Limited Liability Company of record in BDocument No. 20030108-0003179, said Register's Office.

PURSUANT TO JUDGMENT OF DIVORCE DATED FEBRUARY 4, 2014, FILED IN THE THIRD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE, DOCKET NO. 13D-3230

This is unimproved ( ) property known as 7818 Rainey Drive, Antioch, Tennessee 37013
Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 5th day of January, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Timothy L. Tucker

ACKNOWLEDGMENT

STATE OF Tennessee )

COUNTY OF Rutherford ) ss

Personally appeared before me, Charelle Johnson, a Notary Public in and for said County and State, **Timothy L. Tucker,** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at SunTrust Bank this 5th day of January, A.D., 2015.

NOTARY STAMP/SEAL

CHARELLE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Charelle Johnson
NOTARY PUBLIC
Notary Commission Expires: 11/18/18

AFFIDAVIT OF VALUE

STATE OF Michigan )

COUNTY OF Wayne )

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code 67-4-409(a)(4).

Subscribed and sworn to before me this the 4th day of February, 2015.

(Affix Seal)

John Janeway
John Janeway
Affiant

Notary Public
Thomas S. Buxton

THOMAS S. BUXTON
Notary Public, State of Michigan
County of Genesee
My Commission Expires Feb. 04, 2020
Acting in the County of Wayne

Witness our hand this 24 day of January, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x Amanda L Tiffner
Amanda L. Tiffner

**ACKNOWLEDGMENT**

**STATE OF** Tennessee )

**COUNTY OF** Davidson ) ss

Personally appeared before me, Claudia Boyett, a Notary Public in and for said County and State, **Amanda L. Tiffner,** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/(she)/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Antioch, TN this 24 day of January, A.D., 2015.

**NOTARY STAMP/SEAL**

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Claudia Boyett
Claudia Boyett NOTARY PUBLIC
Notary Commission Expires: 9-11-2017

**AFFIDAVIT OF VALUE**

**STATE OF** Tennessee )

**COUNTY OF** Davidson )

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code 67-4-409**(a)**(4).

Subscribed and sworn to before me this the 24 day of January, 2015.

(Affix Seal)

x Amanda L Tiffner
Affiant

Claudia Boyett
Notary Public Claudia Boyett
My Commission Expires: _____

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

# EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 182 06 0A 056.00

Land Situated in the County of Davidson in the State of TN

Land in Davidson County, Tennessee, being all of Lot No. 56, on the Plan of Section One, Old Hickory Hills, of record in Instrument Number 20011023-01115382, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Rights of others in and to a cemetery located on the parent tract including ingress and egress therefrom and thereto.

Being the same property conveyed to Timothy L. Tucker and Amanda L. Tiffner, both unmarried, by deed dated January 6, 2003 of record in Deed Instrument/Case No. 20030108-0003179, in the County Clerk's Office.

Commonly known as: 7818 Rainey Dr , Antioch, TN 37013

# True Copy Certification

I, **John Janeway**, 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 – John Janeway

State of MICHIGAN

County of WAYNE

Personally appeared before me, **Thomas S. Buxton**, a notary public for this county and state, **John Janeway** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature – Thomas S. Buxton

My Commission Expires: February 4, 2020

Notary' Seal (if on paper)

THOMAS S. BUXTON
Notary Public, State of Michigan
County of Genesee
My Commission Expires Feb. 04, 2020
Acting in the County of WAYNE