Davidson County	DEEDQC
Recvd: 02/18/15 08:06	5 pgs
Fees:27.00 Taxes:0.00	
20150218-0013607	

AFTER RECORDING RETURN TO:
SOLUTIONSTAR SETTLEMENT SERVICES
420 ROUSER ROAD, SUITE 5
CORAPOLIS, PA 15108
File No. 2566692

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

Tax ID No.: 096-15-0-014-00

QUIT CLAIM DEED

THIS DEED made and entered into on this 10th day of February, 2015, by and between **JOSHUA SOUTHARDS AND BRYN SOUTHARDS AND BRYN M. SOUTHARDS ARE ONE IN THE SAME PERSON**, a mailing address of 3125 LAKELAND DRIVE, NASHVILLE, TN 37214, hereinafter referred to as Grantor(s) and **JOSHUA SOUTHARDS AND BRYN SOUTHARDS**, a mailing address of 3125 LAKELAND DRIVE, NASHVILLE, TN 37214, 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: 3125 LAKELAND DRIVE, NASHVILLE, TN 37214

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

Prior instrument reference: DOCUMENT NUMBER 20061024-0131644, Recorded: 10/24/2006

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).

Tax ID No.: 096-15-0-014-00

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

JOSHUA SOUTHARDS

BRYN SOUTHARDS, A/K/A BRYN M. SOUTHARDS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public of the aforesaid County and State, JOSHUA SOUTHARDS, 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 and seal, at office in NASHVILLE, TN, this 10 day of FEB, 2015.

ALVIN JOHNSON, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11/6/2017

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public of the aforesaid County and State, BRYN M. SOUTHARDS, A/K/A BRYN SOUTHARDS, 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 and seal, at office in NASHVILLE, TN, this 10 day of FEB, 2015.

ALVIN JOHNSON, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11/6/2017

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

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.

JOSHUA SOUTHARDS

Subscribed and sworn to before me this 10 day of FEB, 2015.

Notary Public
Commission Expires 11/6/2017

ALVIN JOHNSON, SR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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

JOSHUA SOUTHARDS AND BRYN M. SOUTHARDS
3125 LAKELAND DRIVE
NASHVILLE, TN 37214

Name and address of property owner:

JOSHUA SOUTHARDS AND BRYN M. SOUTHARDS
3125 LAKELAND DRIVE
NASHVILLE, TN 37214

SCHEDULE "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 919 ON THE PLAN OF CLOVERHILL, SECTION XI, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 2663, PAGE 26, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETED AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO KEVIN E. WARD, AND WIFE, JODI G. WARD BY DEED FROM DONALD R. VAUGHN AND JUDITH A. VAUGHN OF RECORD IN DEED BOOK 10094, PAGE 920, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO JOSHUA SOUTHARDS AND BRYN SOUTHARDS AND BRYN M. SOUTHARDS ARE ONE IN THE SAME PERSON BY DEED FROM KEVIN E. WARD, AND WIFE, JODI G. WARD RECORDED 10/24/2006 IN DEED INSTRUMENT 20061024-0131644, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX ID: 096-15-0-014-00

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 PA

County of Allegeny

Personally appeared before me, Mark Bauwin, 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.

NOTARIAL SEAL
MARK BAUWIN
Notary Public
MOON TWP., ALLEGHENY COUNTY
My Commission Expires Dec 14, 2015

Notary's Signature

MY COMMISSION EXPIRES: 12-14-2015

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).