THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Tiago Title, LLC
4700 S. Syracuse Street
Ste #420
Denver, CO 80237
Telephone: 303-488-3330
14-12143

Davidson County DEEDQC
Recvd: 03/06/15 09:11 3 pgs
Fees:17.00 Taxes:0.00
20150306-0019199

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QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Rodderick Dobson and Christine Payne n/k/a Christine Dobson**, hereinafter referred to as "Grantor", does hereby remise, release, sell, convey and quitclaim unto **Rodderick Dobson and Christine Dobson, as Joint Tenants, owners of 604 Brentmeadow Circle, Madison TN 37115,** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Madison, County of Davidson, State of Tennessee**, to-wit:

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

Land in Davidson County, Tennessee, being Lot No. 43-B on the Plan of Kimbolton Subdivision, Phase I, of record in Plat book 6900, pages 276, 277, 278 amended in Book 7577, page 553, Register's Office for Davidson County, Tennessee, and Zone Lot Division of record in Book 6900, page 917, Register's Office for Davidson County, Tennessee.

BEING THE SAME PREMISES which Suzanne Winchester Payne by her deed dated August 21, 2008; recorded August 26, 2008 in the Office of the Register for Davidson County, Tennessee, under Instrument No. 20080826-0087583, granted unto Rodderick Dobson and Christine Payne.

For identification purposes only: Parcel No. 53-09-0-105.00

Also known by street and number as: **604 Brentmeadow Circle, Madison TN 37115**

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

Derivation Clause

The instrument constituting the source of the Borrower's interest in the foregoing described property was a **Warranty Deed** recorded **8/26/2008 as Inst #20080826-0087583.**

WITNESS Grantor's hand this 18th day of February, 2015.

Rodderick Dobson **Christine Dobson**

STATE OF Tennessee
COUNTY OF Davidson

On this the 18th day of February, 2015, before me, the undersigned officer, personally appeared **Rodderick Dobson and Christine Dobson**, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the use and purposes therein mentioned.

KEVIN M BRADY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public

My Commission expires: 11-20-18

Affidavit of Value

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

2-18-15
Affiant

Affiant

State of Tennessee
County of Davidson

Subscribed and sworn before me this 18th day of February, 2015.

KEVIN M BRADY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public

My Commission expires: 11-20-18

Address Tax Statements to Grantee:
Rodderick Dobson and Christine Dobson
604 Brentmeadow Ct., Madison, TN 37115

True Copy Certification

I, Michael Zara, President, 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.

Michael Zara, President

State of Colorado

County of Denver

Personally appeared before me, Stephanie Poage, a notary public for this county and State, Michael Zara, President, 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: 03/26/2017

Notary' Seal (if on paper)

