Davidson County DEEDQC
Recvd: 03/09/15 10:19 4 pgs
Fees:22.00 Taxes:0.00
20150309-0019770

THIS INSTRUMENT PREPARED BY:
Jennifer Soltz
Curphey & Badger PA
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
Magdalynn Owens
1382 Rural Hill Road, Unit 159
Antioch, TN 37013

Property Tax ID#: 163 02 0C 028.00
Order #: FNTGI-100523500-83386-CJ

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, MAGDALYNN OWENS an unmarried woman who acquired title as married, as Grantor, and MAGDALYNN OWENS, unmarried, as Grantee, hereby convey all rights, titles and interests that we may have in and to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 163 02 0C 028.00

Commonly known as 1382 Rural Hill Road, Unit 159, Antioch, TN 37013

Prior Deed recorded 09/20/2007, in DBV 20070920-011250; Davidson County Court Clerk's Office.

Witness my hand this the 18 day of February, 2015.

MAGDALYNN OWENS

STATE OF Tn }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by MAGDALYNN OWENS, the Grantor, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 18 day of February, 2015.

Notary Public
My Commission expires: 7-2-17

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

MAGDALYNN OWENS

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

Notary
My Commission expires: 7-2-17

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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 Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 28, UNIT NO. 159 AS DESCRIBED IN THE MASTER DEED AND BYLAWS FOR AUTUMN RIDGE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT 200604040038533, AND AMENDED IN INSTRUMENT 20060419-0045063, AND IN INSTRUMENT NO. 20061115-0141803, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT. DESCRIPTION TAKEN FROM EXHIBIT B OF THE FIRST AMENDMENT TO MASTER DEED AND BYLAWS. THE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO MAGDALYNN OWENS, MARRIED BY DEED RECORDED ON SEPTEMBER 20, 2007 IN INSTRUMENT 20070920-011250.

Parcel ID: 163 02 0C 028.00

Commonly known as 1382 Rural Hill Road, Unit 159, Antioch, TN 37013
However, by showing this address no additional coverage is provided

True Copy Certification

I, Joseph Luis Prado, Jr., do hereby make oath that I am licensed attorney and/or 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

Printed Name: Joseph Luis Prado, Jr.

State of California

County of Orange

Personally appeared before me, T. House a notary public for this county and state, Joseph Luis Prado, Jr., 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: 2/3/15

Notary Seal:

T. HOUSE
Commission # 1923998
Notary Public - California
Los Angeles County
My Comm. Expires Feb 3, 2015