Davidson County DEEDQC	
Recvd: 03/16/15 11:41	5 pgs
Fees:27.00 Taxes:0.00	
20150316-0022253	

This instrument prepared by:
Raymond Cox
1159 Hunters Lane
Nashville, TN 37207

Owner/Responsible Taxpayer
Raymond Cox and Kisha Stinson-Cox
1159 Hunters Lane
Nashville, TN 37207

Tax Map Parcel No.: 041-04-0-052.00

M.I.C. FILE NO
1360776

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 6 day of ~~January,~~ March 2015, by and between Raymond Cox, a married man, joined by his wife, Kisha Stinson-Cox, whose address is 1159 Hunters Lane, Nashville, TN 37207, ("Grantor"), and Raymond Cox and Kisha Stinson-Cox, husband and wife, as tenants by the entirety, whose address is 1159 Hunters Lane, Nashville, TN 37207, ("Grantee");

WITNESSETH: That for NO CONSIDERATION, Grantor does hereby convey, transfer, remise, release, relinquish, and quitclaim unto Grantee and Grantee's heirs and assigns, all Grantor's right, title, and interest in and to the following described real estate, situated and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

DEED TO ADD SPOUSE ON TITLE FOR NO CONSIDERATION.

Being the same property conveyed to Grantor by Deed dated November 4, 1999 from Wayne Rankhorn and wife, Joyce Rankhorn of record in Book 11731, Page 545 of the Register's Office of Davidson County, Tennessee.

Commonly known as: 1159 Hunters Lane, Nashville, TN 37207

WITNESS the hand and seal of the party of the first part the day and year first above written.

Raymond Cox

Raymond Cox

Kisha Stinson-Cox

Kisha Stinson-Cox

ACKNOWLEDGMENT

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara Collins, a Notary Public in and for said County and State, Raymond Cox and Kisha Stinson-Cox 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 they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of ~~January~~ March 3rd, 2015

Barbara Collins

NOTARY PUBLIC

NOTARY STAMP/SEAL

BARBARA COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
December 17, 2018

Notary Commission Expires: 12-17-2018

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

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. Pursuant to Tenn. Code Ann. § 67-4-409(a)(4), the tax is based only on actual consideration given for a conveyance and not on the value of the property.

Raymond Cox

Raymond Cox

Kisha Stinson Cox

Kisha Stinson-Cox

Witness my hand, at office, this 6 day of ~~January~~ March 3c, 2015

Barbara Collins

NOTARY STAMP/SEAL

NOTARY PUBLIC

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires December 17, 2018

Notary Commission Expires: 12-17-2018

After Recording Mail To:
Mortgage Information Services, Inc.
Attn: Recording Department
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128

Fidelity National Title Insurance Company

AGENT TITLE NO.: 200001362776

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE IN DEED BOOK 11731 AT PAGE 545 AND IS DESCRIBED AS FOLLOWS:

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 51 OF DALEMERE SUBDIVISION, SECTION III, AS OF RECORD IN BOOK 3300, PAGE 6, REGISTER'S OFFICE FOR SAID COUNTY, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE SOUTHERLY MARGIN OF HUNTERS LANE, SAID PIN BEING APPROXIMATELY 197 FEET WEST OF THE INTERSECTION OF HUNTERS LANE AND YOEST DRIVE; THENCE SOUTH 5°55'55" WEST 169.92 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 64°50'30" WEST 222.13 FEET TO A CONCRETE MONUMENT; THENCE NORTH 5°55'50" EAST 284.64 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF HUNTERS LANE; THENCE SOUTH 84°4'10" EAST ALONG SAID SOUTHERLY MARGIN 190 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY DESCRIBED IN THE DEED TO RAYMOND COX FROM WAYNE RANKHORN AND WIFE, JOYCE RANKHORN RECORDED ON NOVEMBER 4, 1999 IN BOOK 11731 AT PAGE 545, OF THE PUBLIC RECORDS OF DAVIDSON COUNTY, TENNESSEE.

APN: 041-04-0-052.00

COMMONLY KNOWN AS 1159 HUNTERS LN, NASHVILLE, TN 37207
HOWEVER, BY SHOWING THIS ADDRESS NO ADDITIONAL COVERAGE IS PROVIDED

TRUE COPY CERTIFICATION

I, Angelia Webb, 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.

Angelia Webb

State of Ohio
County of Cuyahoga

Personally appeared before me, Stanley M Sirosky, a notary public for the state of Ohio, Angelia Webb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: _____
Notary Seal

NOTARY PUBLIC STATE OF OHIO

STANLEY M. SIROSKY
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
Oct. 16, 2016