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

Davidson County DEEDQC
Recvd: 03/20/15 11:35 4 pgs
Fees:22.00 Taxes:0.00
20150320-0024181

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
LINDA M WYNKOOP
96 MCCALL ST
NASHVILLE, TN 37211
Customer Reference Number L-25450

Property Tax ID#: 134-04-0-036.00

*LINDA M WYNCOOP WHO ERRONEOUSLY ACQUIRED TITLE AS

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, *LYNDA M WYNKOOP, an unmarried woman, as Grantor, and LINDA M WYNKOOP, an unmarried woman, as Grantee hereby conveys all right, title and interest that I may have in and to the following described real property located in DAVIDSON County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 96 MCCALL ST, NASHVILLE, TN 37211

Witness my hand this the 14th day of March, 2015.

Lynda M. Wynkoop
LYNDA M WYNKOOP

_____

_____

_____

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named LYNDA M WYNKOOP, an unmarried woman, the Grantor, with whom I am personally acquainted (or who has both proved 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 14th day of March, 2015.

BETTE SHULMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 6, 2017

Notary Public
My Commission expires: November 6, 2017

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $ 1.00.

Affiant's Name

Subscribed and sworn to before me this the 14th day of March, 2015.

BETTE SHULMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 6, 2017

Notary
My Commission expires: November 6, 2017

Name and Address of Property Owner:
Linda M. Wynkoop
96 McCall St.
Nashville, TN 37211

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Linda M Wynkoop
96 McCall St
Nashville, TN 37211

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.

BETTE SHULMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 6, 2017

"Exhibit A"

Land in Davidson County, Tennessee, being Lot No. 143 on the Map of Glencoe Acres, Section 1, of record in Book 1835, Pages 136-138, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lynda M Wynkoop, unmarried from Bethany Hook, Trustee for Kimberly K Watson and Kimberly K Watson, individually , by deed of record in Instrument Number 20130904-0093205, Register's Office for Davidson county, Tennessee.

Also Known As; 96 Mccall Street, Nashville, Tennessee 37211

True Copy Certification

I, Christopher Howell, 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 Florida

County of Pinellas

Personally appeared before me, [Michael Harris], a notary public for this county and state, [Christopher Howell] 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: _____
Notary' Seal (if on paper)

MICHAEL HARRIS
Notary Public - State of Florida
My Comm. Expires Jun 23, 2017
Commission # FF 030271
Bonded Through National Notary Assn.