Davidson County DEEDQC
Recvd: 03/24/15 08:48 5 pgs
Fees:27.00 Taxes:0.00
20150324-0025058

This instrument prepared by:
Steven Souders
1000 Fairwin Ave.
Nashville, TN 37216

Owner/Responsible Taxpayer
Steven Souders
1000 Fairwin Ave.
Nashville, TN 37216

Tax Map Parcel No.: 072-09-0-377.00

~~SALES PRICE~~
1370047

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 12 day of March, 2015, by and between Steven Souders, a married man, who acquired title as Steven Souders, unmarried, joined by his wife, Rachel Souders, whose address is 1000 Fairwin Ave., Nashville, TN 37216, ("Grantor"), and Steven Souders, a married man, whose address is 1000 Fairwin Ave., Nashville, TN 37216, ("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 CHANGE MARITAL STATUS ON TITLE DUE TO MARRIAGE FOR NO CONSIDERATION.

Being the same property conveyed to Grantor by Deed dated October 16, 2006 from Donna M. Choate of record in Instrument Number 20061016-0127929 of the Register's Office of Davidson County, Tennessee.

Commonly known as: 1000 Fairwin Ave., Nashville, TN 37216

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

X _____ X Rachel Souders

Steven Souders Rachel Souders

ACKNOWLEDGMENT

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, Claudia Boyett, a Notary Public in and for said County and State, Steven Souders and Rachel Souders 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 12 day of March, 2015

Claudia Boyett
NOTARY PUBLIC

NOTARY STAMP/SEAL

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Notary Commission Expires: _____

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON) SS:

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.

X _____ X Rachel Souders

Steven Souders Rachel Souders

Witness my hand, at office, this 12 day of March, 2015

Claudia Boyett

NOTARY STAMP/SEAL NOTARY PUBLIC

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Notary Commission Expires: _____

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.: 200001370047

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE IN INSTRUMENT NUMBER 20061016-0127929 AND IS DESCRIBED AS FOLLOWS:

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

BEING LOT NO. 62 ON THE PLAN OF ESKRIDGE SUBDIVISION OF PART OF THE W.B. FRANKLIN PROPERTY OF RECORD IN BOOK 547, PAGE 52, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 62 FRONTS 60.00 FEET ON THE SOUTHERLY MARGIN OF FAIRWIN AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 175.0 FEET, THE WESTERLY LINE BEING THE EASTERLY MARGIN OF MARTHA STREET, TO A LINE IN THE REAR MEASURING 60.0 FEET THEREON.

BEING THE SAME PROPERTY DESCRIBED IN THE DEED TO STEVEN SOUDERS, UNMARRIED, FROM DONNA M. CHOATE, UNMARRIED, RECORDED ON OCTOBER 16, 2006 IN INSTRUMENT NUMBER 20061016-0127929, OF THE PUBLIC RECORDS OF DAVIDSON COUNTY, TENNESSEE.

APN: 072-09-0-377.00

COMMONLY KNOWN AS 1000 FAIRWIN AVE, NASHVILLE, TN 37216
HOWEVER, BY SHOWING THIS ADDRESS NO ADDITIONAL COVERAGE IS PROVIDED

TRUE COPY CERTIFICATION

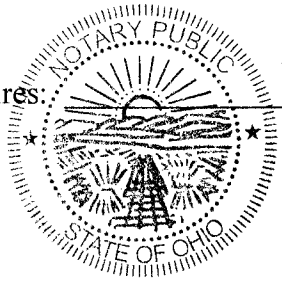
I, Angelia Webb, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

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



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