Davidson County DEEDQC
Recvd: 04/16/15 14:04 5 pgs
Fees:27.00 Taxes:0.00
20150416-0033845

AFTER RECORDING RETURN TO:
SOLUTIONSTAR SETTLEMENT SERVICES
420 ROUSER RD STE 5
CORAPOLIS , PA 15108
File No. 2440500

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Tax ID No.: 050160A01200CO

QUIT CLAIM DEED

THIS DEED made and entered into on this 10th day of April, 2015, by and between **RHIANNON L. CLAY, F/K/A RHIANNON L. CHERRY, A MARRIED WOMAN, WHO ACQUIRED TITLE AS SINGLE, JOINED IN EXECUTION BY HER SPOUSE, MATTHEW CLAY**, a mailing address of 405 VAILVIEW DRIVE, NASHVILLE, TN 37207, hereinafter referred to as Grantor(s) and **RHIANNON L. CLAY, A MARRIED WOMAN**, a mailing address of 405 VAILVIEW DRIVE, NASHVILLE, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 405 VAILVIEW DRIVE, NASHVILLE, TN 37207

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: DOCUMENT NO. 20061020-0130354, Recorded: 10/20/2006

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Tax ID No.: 050160A01200CO

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

RHIANNON L. CLAY, F/K/A RHIANNON L. CHERRY

MATTHEW CLAY

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned notary public of the aforesaid County and State, RHIANNON L. CLAY, F/K/A RHIANNON L. CHERRY, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Rowlett, this 10th day of April, 2015.

Tarsha D Rolfe
Notary Public
My Commission expires: April 23, 2018

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned notary public of the aforesaid County and State, MATTHEW CLAY, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Rowlett, this 10th day of April, 2015.

Tarsha D Rolfe
Notary Public
My Commission expires: April 23, 2018

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.

NOTARY PUBLIC STATE OF TEXAS
TARSHA D ROLFE
My Commission Expires
April 23, 2018

VALUATION AFFIDAVIT

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

RHIANNON L. CLAY

Subscribed and sworn to before me this 10th day of April, 2015.

Notary Public
Commission Expires April 23, 2018



Name and address for person(s) responsible for taxes:

RHIANNON L. CLAY
405 VAILVIEW DRIVE
NASHVILLE, TN 37207

Name and address of property owner:

RHIANNON L. CLAY
405 VAILVIEW DRIVE
NASHVILLE, TN 37207

EXHIBIT A
LEGAL DESCRIPTION

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 12, SKYLINE VILLAGE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20050418-0042718, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO AFFORDABLE HOUSING RESOURCES, INC. BY WARRANTY DEED FROM ASHCAR DEVELOPMENT, A TENNESSEE PARTNERSHIP, RECORDED ON THE 27TH DAY OF NOVEMBER, 2001 IN INSTRUMENT NO. 20011127-0129092, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO RHIANNON L. CHERRY, A SINGLE WOMAN BY DEED FROM AFFORDABLE HOUSING RESOURCES, INC. RECORDED 10/20/2006 IN DEED INSTRUMENT 20061020-0130354, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX ID NUMBER: 050160A01200CO

PROPERTY COMMONLY KNOWN AS: 405 VAILVIEW DRIVE, NASHVILLE, TN 37207

True Copy Certification

I, Tim Sexton, 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 Pennsylvania

County of Allegheny

Personally appeared before me, Natalie Irwin, a notary public for this county and state, Tim Sexton, 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: 11-14-16

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
NATALIE MARIE IRWIN
Notary Public
MOON TWP., ALLEGHENY COUNTY
My Commission Expires Nov 14, 2016