AFTER RECORDING RETURN TO:
VALUAMERICA
113 TECHNOLOGY DR
PITTSBURGH , PA 15275
File No. 1273934196

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

Tax ID No.: 136-07-00840

Davidson County	DEEDQC
Recvd: 05/21/15 14:19	5 pgs
Fees:27.00 Taxes:0.00	
20150521-0047137	

QUIT CLAIM DEED

THIS DEED made and entered into on this 14th day of May, 20 15, by and between **VICTORIA PIETRZYKOWSKY N/K/A VICTORIA SPENCER AND MARION SPENCER, HUSBAND AND WIFE, WHO BOTH ACQUIRED TITLE AS UNMARRIED, AS TENANTS IN COMMON WITH FULL RIGHT OF SURVIVORSHIP**, a mailing address of 144 DEL CREST DRIVE, NASHVILLE, TN 37217, hereinafter referred to as Grantor(s) and **VICTORIA PIETRZYKOWSKY N/K/A VICTORIA SPENCER AND MARION SPENCER, WIFE AND HUSBAND**, a mailing address of 144 DEL CREST DRIVE, NASHVILLE, TN 37217, 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: 144 DEL CREST DRIVE, NASHVILLE, TN 37217

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

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under DOCUMENT NO. 20140113-0003134, recorded on 01/13/2014 in DAVIDSON County, TENNESSEE.

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.: 136-07-00840

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

Victoria Pietrzykowsky N/K/A Victoria Spencer
VICTORIA PIETRZYKOWSKY N/K/A VICTORIA SPENCER

Marion Spencer
MARION SPENCER

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, VICTORIA PIETRZYKOWSKY N/K/A VICTORIA SPENCER, 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 Tennessee, this 14th day of May, 20 15.

Notary Public
My Commission expires: November 6, 2017

BETTE SHULMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires November 6, 2017

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, MARION SPENCER, 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 Tennessee, this 14th day of May, 20 15.

Notary Public
My Commission expires: November 6, 2017

BETTE SHULMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires November 6, 2017

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.

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.

Victoria Spencer
VICTORIA SPENCER

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 14th day of May, 2015.

Notary Public
My Commission Expires: November 6, 2017

BETTE SHULMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
November 6, 2017

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

VICTORIA PIETRZYKOWSKY N/K/A VICTORIA SPENCER AND MARION SPENCER
144 DEL CREST DRIVE
NASHVILLE, TN 37217

Name and address of property owner:

VICTORIA PIETRZYKOWSKY N/K/A VICTORIA SPENCER AND MARION SPENCER
144 DEL CREST DRIVE
NASHVILLE, TN 37217

EXHIBIT A
LEGAL DESCRIPTION

BEING LOT NO. 134 ON THE PLAN OF PRIEST LAKE PARK, SECTION 3, OF RECORD IN BOOK 4460, PAGE 5, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 134 FRONTS 115.88 FEET ON THE WESTERLY SIDE OF DEL CREST DRIVE, AS MEASURED AROUND A SLIGHT CURVE, AND EXTENDS BACK 122.85 FEET ON ITS SOUTHERLY LINE AND 146.8 FEET ON ITS NORTHERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 75.34 FEET.

BEING THE SAME PROPERTY CONVEYED TO VICTORIA PIETRZYKOWSKY AND MARION SPENCER, BOTH UNMARRIED, TENANTS IN COMMON WITH FULL RIGHT OF SURVIVORSHIP, FROM KENNETH M. REASONOVER, CONNIE E. REASONOVER, KENNETH M. REASONOVER, ALICIA R. MANGRUM, DAMON B. REASONOVER AND RACHEL D. GRAVES, HEIRS OF THE ESTATE OF MICHAEL D. REASONOVER, BY DEED DATED 12/21/2013, RECORDED 1/13/2014 INSTURMENT NO. 20140113-0003134, REGISTER'S OFFICE FOR SAID COUNTY.

TAX ID NUMBER: 136-07-00840

PROPERTY COMMONLY KNOWN AS: 144 DEL CREST DRIVE, NASHVILLE, TN 37217

True Copy Certification

I, LaShonne Peake, 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.

LaShonne Peake
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Eileen A Harris a notary public for this county and state, LaShonne Peake who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Eileen A. Harris, Notary Public
Hanover Twp, Washington County
My commission expires July 14, 2018

Eileen A Harris
Notary's Signature

My Commission Expires: July 14, 2018
Notary' Seal (if on paper)