Davidson County DEEDQC
Recvd: 06/09/15 10:58 5 pgs
Fees:27.00 Taxes:0.00
20150609-0054018

This instrument prepared by:
John A. Loupe
5320 Flagstone Dr.
Antioch, TN 37013

Owner/Responsible Taxpayer
John A. Loupe and Robbie Loupe
5320 Flagstone Dr.
Antioch, TN 37013

Tax Map Parcel No.: 17602008500

M.I.S. FILE NO
1386956

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 1 day of June, 2015, by and between John A. Loupe, a married man, joined by his wife, Robbie Loupe, whose address is 5320 Flagstone Dr., Antioch, TN 37013, ("Grantor"), and John A. Loupe and Robbie Loupe, husband and wife, as tenants by the entirety, whose address is 5320 Flagstone Dr., Antioch, TN 37013, ("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 April 2, 2001 from Robert M. Taylor and wife, Margaret C. Taylor of record in Instrument Number 20010402-0031817, of the Register's Office of Davidson County, Tennessee.

Commonly known as: 5320 Flagstone Dr., Antioch, TN 37013

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

x John A Loupe
John A. Loupe

x Robbie Loupe
Robbie Loupe

ACKNOWLEDGMENT

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, Claudia Boyett, a Notary Public in and for said County and State, John A. Loupe and Robbie Loupe 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 1 day of June, 2015

NOTARY STAMP/SEAL

Claudia Boyett
NOTARY PUBLIC Claudia Boyett

Notary Commission Expires: 9-11-2017

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.

X John A. Loupe

X Robbie Loupe

Witness my hand, at office, this 1 day of June, 2015

NOTARY STAMP/SEAL

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

NOTARY PUBLIC Claudia Boyett

Notary Commission Expires: 9-11-2017

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.: 200001386956

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE IN INSTRUMENT NUMBER 20010402-0031817 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. 247 OF PEPPERTREE FOREST SUBDIVISION, SECTION 19, AS OF RECORD IN PLAT BOOK 7900, PAGE 783, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION, SAID DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE THE SAME AS IF COPIED FULLY HEREIN VERBATIM.

SUBJECT TO THE FOLLOWING:

THE PLAN OF RECORD IN PLAT BOOK 7900, PAGE 783, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

HOA CHARTER OF RECORD IN BOOK 8757, PAGE 639 IN SAID REGISTER'S OFFICE.

RESTRICTIVE COVENANTS CONTAINED IN AN INSTRUMENT OF RECORD IN BOOK 8757, PAGE 607; BOOK 9004, PAGE 514; BOOK 9157, PAGE 711; BOOK 9287, PAGE 698; BOOK 9455, PAGE 801 AND IN BOOK 9664, PAGE 162 ALL IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BY-LAWS OF RECORD IN BOOK 8757, PAGE 623 ALL IN SAID REGISTER'S OFFICE.

ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD IN SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY DESCRIBED IN THE DEED TO JOHN A. LOUPE, A MARRIED MAN, FROM ROBERT M. TAYLOR AND WIFE, MARGARET C. TAYLOR, RECORDED ON APRIL 2, 2001 IN INSTRUMENT NUMBER 20010402-0031817, OF THE PUBLIC RECORDS OF DAVIDSON COUNTY, TENNESSEE.

APN: 17602008500

COMMONLY KNOWN AS 5320 FLAGSTONE DR, ANTIOCH, TN 37013
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, Debra Dunman, 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.

Debra Dunman

My Commission Expires: 4/26/16
Notary Seal

