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Davidson County	DEEDQC
Recvd: 06/10/15 08:03	3 pgs
Fees:17.00 Taxes:0.00	
20150610-0054400	

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 7th day of March, 2015, by and between **James Gardner, a married man**, hereinafter known and referred to as GRANTOR, and **James Gardner and Juana Gonzalez-Trejo, husband and wife**, as tenants by the entirety, whose tax mailing address is 516 Janice Drive, Antioch, Tennessee 37013, hereinafter known and referred to as GRANTEES;

W I T N E S S E T H :

For and in consideration of the sum of **$0.00**, cash in hand paid by Grantees to Grantor, the receipt of all of which is hereby acknowledged, the Grantor has bargained, sold, aliened, and conveyed, and do by these presents quitclaims unto the Grantees, as tenants by the entirety, a certain tract of real estate more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Brookview Estates, Section 1, as of record in Book 4460, Page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 82 fronts 85.0 feet on the Westerly side of Janice Drive and runs back between parallel lines 120.0 feet to a dead line in the rear measuring 85.0 feet thereon.

Being the same parcel conveyed to James Gardner from Jimmy Gardner and Gloria Gardner, by virtue of a deed dated 12/30/2005, recorded 1/5/2006, as Instrument No. 20060105-0001712 County of Davidson, State of Tennessee.

Assessor's Parcel No: 162 10 0 082.00

This conveyance is exempt from transfer tax under T.C.A 67-4-409(a)(3)(A), as same creates a tenancy by the entirety from one spouse to the other, and therefore, no oath of value is required in accordance with the provisions of T.C.A. 67-4-409(a)(5).

IN TESTIMONY WHEREOF, witness the hand of the Grantor herein, all on this the day and year first above written.

True Copy Certification

I, David Bagwell, 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.

David Bagwell
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Ronna L Tate, a notary public for this county and state, DAVID BAGWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ronna L Tate
Notary's Signature

My Commission Expires: 5/10/16
Notary' Seal (if on paper)

NOTARIAL SEAL
RONNA L TATE
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires May 10, 2016

James Gardner

GRANTOR

STATE OF ~~TENNESSEE~~ TX)
)
Tarrant COUNTY)

The undersigned, a Notary, does certify that on this 7th day of April, 2015, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by James Gardner.

Notary Public
My Commission Expires: 5/24/16

JEFFREY GORDON WOOD
My Commission Expires
May 24, 2016

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
James Gardner and Juana Gonzalez-Trejo
516 Janice Drive
Antioch, Tennessee 37013

Property Owner and Address:
James Gardner and Juana Gonzalez-Trejo
516 Janice Drive
Antioch, Tennessee 37013

This instrument prepared without title examination by:
John E. Norman, Esq.
333 West Vine Street, Suite 207
Lexington, KY 40507
(859) 252-1690