Davidson County DEEDQC
Recvd: 06/25/15 13:38 4 pgs
Fees:22.00 Taxes:0.00
20150625-0061308

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Deeds on Demand, PC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Return to: Title 365, 420 Rouser Road Building 3, 5th Floor, Pittsburgh, PA 15108

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Lisa A. Uzzell and John Parker Clendening	Lisa A. Uzzell and John Parker Clendening	148-14-0-130.00
186 Brenda Court	186 Brenda Court	
Antioch, TN 37013	Antioch, TN 37013	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, LISA A. UZZELL, widowed-not remarried, surviving spouse of DOUGLAS W. UZZELL, deceased, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto LISA A. UZZELL, single, and JOHN PARKER CLENDENING, single, as joint tenants with rights of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 186 Brenda Court, Antioch, TN 37013, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the City of Antioch, County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 248 on the Plan of Colewood Acres, Section 4-A of record in Book 4300, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to the Douglas W. Uzzell and wife, Lisa A. Uzzell by Deed from Michael S. Bligh dated February 27, 1998, recorded on March 03, 1998, in Book 10820, Page 325, in the Office of the County Register of Deeds for Davidson County, State of Tennessee. The said Douglas W. Uzzell, having departed this life on or about July 16, 2014.

TAX ID NO.: 148-14-0-130.00

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 186 Brenda Court, Antioch, TN 37013.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 17 day of June, 2015.

Lisa A. Uzzell
LISA A. UZZELL

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that LISA A. UZZELL, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing her name(s), on this 17 day of June, 2015.

Tonya Greer
Notary Public
My Commission expires: 7-2-17

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

VALUATION AFFIDAVIT

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.

Lisa A. Uzzell
Affiant/Grantee

Affiant/Grantee

Subscribed and sworn to before me this 17 day of June, 2015

Tonya Greer
Notary Public
My Commission expires: 7-2-17

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

EXHIBIT A
Legal Description

The land hereinafter referred to is situated in the City of Antioch, County of Davidson, State of TN, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 248 on the Plan of Colewood Acres, Section 4-A of record in Book 4300, page 105, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

And being the same property conveyed from Michael S. Bligh, unmarried, the Grantor, to Douglas W. Uzzell and wife, Lisa A. Uzzell, the Grantees by virtue of Deed dated 2/27/1998, and recorded 3/3/1998, in Book 10820 at Page 325 among the aforesaid Land Records.

APN: 148-14-0-130.00

True Copy Certification

I, Grant Settlemire, 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.

Print Name: Grant Settlemire

State of Pennsylvania

County of Allegheny

Personally appeared before me, Daniel F. Loughlin Jr., a notary public for this county and state, Grant Settlemire, 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: 4/22/2018

Notary Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Daniel F. Loughlin Jr., Notary Public
Upper St. Clair Twp., Allegheny County
My Commission Expires April 22, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES