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Davidson County DEEDQC
Recvd: 08/07/15 11:40 3 pgs
Fees:17.00 Taxes:0.00
20150807-0078908

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 27 day of July, 2015, by and between **Graham Cox, formerly known as Graham Harrison and Steven Tyler Cox, wife and husband,** hereinafter known and referred to as **GRANTORS**, and **Graham Cox and Steven Tyler Cox, wife and husband, as tenants by the entirety,** whose tax mailing address is 2725 West Linden Avenue, Nashville, Tennessee 37212, hereinafter known and referred to as **GRANTEES;**

WITNESSETH:

For and in consideration of the sum of **$0.00**, cash in hand paid by Grantees to Grantors, the receipt of all of which is hereby acknowledged, the Grantors have bargained, sold, aliened, and conveyed, and do by these presents quitclaim 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. 3, on the Map of E. C. Scruggs Subdivision of Lot No. 33 in Belair, of Record in Book 547, Page 143, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 3 fronts 50 feet on the Southerly margin of West Linden, formerly Sunset Avenue, and extends back between parallel lines 150 feet to a dead line in the rear, measuring 50 feet thereon.

Together with and subject to a Joint Driveway Agreement of Record in Book 7500, Page 790, said Register's Office.

Being the same parcel conveyed to Graham Harrison and Steven Tyler Cox from Graham Harrison, by virtue of a Deed dated 6/5/2014, recorded 6/6/2014, as Instrument No. 20140606-0049394, County of Davidson, State of Tennessee.

Assessor's Parcel No: 104 15 0 274.00

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 for this deed in accordance with the provisions of T.C.A. 67-4-409(a)(5).

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

Graham Cox, formerly known as Graham Harrison

Graham Cox, formerly known as Graham Harrison

Steven Tyler Cox

STATE OF ~~TENNESSEE~~ South Carolina
(TWS)
Charleston COUNTY)

The undersigned, a Notary, does certify that on this 27 day of July 2015, 2015, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Graham Cox, formerly known as Graham Harrison and Steven Tyler Cox.

Notary Public
My Commission Expires: 2/20/23

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Graham Cox and Steven Tyler Cox
2725 West Linden Avenue
Nashville, Tennessee 37212

THERON WAYNE SANDY II NOTARY PUBLIC SOUTH CAROLINA Commission Expires 02/20/2023

Property Owner and Address:
Graham Cox and Steven Tyler Cox
2725 West Linden Avenue
Nashville, Tennessee 37212

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

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