Davidson County DEEDQC
Recvd: 09/02/15 08:04 4 pgs
Fees:22.00 Taxes:0.00
20150902-0089040

THIS INSTRUMENT PREPARED BY:
Jennifer Soltz
Curphey & Badger PA
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

QUIT CLAIM DEED

Return To:

New Owner(S) Address And Mail Tax Statements To:
James P. Hines, Jr
5717 Saint Charles Court
Hermitage, TN 37076

Property Tax ID #: 098 01 0 118.00
Order #: FNTGI-100657053-102477-CJ

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, JAMES P. HINES, JR., a married man, who acquired title as unmarried, herein joined by his spouse JOLAYNE HINES, as Grantors, and JAMES P. HINES, JR., a married man, as Grantee, hereby convey all rights, titles and interests that we may have in and to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 098 01 0 118.00

Commonly known as: 5717 Saint Charles Court, Hermitage, TN 37076

Prior Deed recorded 03/13/2008, in DBV: 20080313-0025297; Davidson County Court Clerk's Office.

Witness our hands this the 17th day of August, 2015.

James P. Hines, Jr.
JAMES P. HINES, JR

Jolayne Hines
JOLAYNE HINES

STATE OF Tenn }
COUNTY OF WILSON }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by JAMES P. HINES, JR. and JOLAYNE HINES, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 17th day of August, 2015.

K.D. DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

K D Davis
Notary Public
My Commission expires: 2/4/19

We hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

James P. Hines, Jr.
JAMES P. HINES, JR.

Jolayne Hines
JOLAYNE HINES

K.D. DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me this the 17th day of August, 2015.

K. D. Davis
Notary
My Commission expires: 2/4/19

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 Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TN, AND IS DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8 ON THE PLAN OF ST. CHARLES PLACE OF RECORD IN BOOK 5200, PAGE 692, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
SAID LOT 8 FRONTS 72.49 FEET ON THE SOUTHERLY MARGIN OF ST. CHARLES COURT AND EXTENDS BACK 190.78 FEET ON THE EASTERLY LINE AND 164.46 FEET ON THE NORTHWESTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 122.72 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JAMES P. HINES, JR., AN UNMARRIED MAN BY DEED RECORDED ON MARCH 13, 2008 IN INSTRUMENT 20080313-0025297.

Parcel ID: 098 01 0 118.00

Commonly known as 5717 Saint Charles Court, Hermitage, TN 37076
However, by showing this address no additional coverage is provided

True Copy Certification

I, Joseph Luis Prado, Jr., do hereby make oath that I am licensed attorney and/or 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.

Signature

Printed Name: Joseph Luis Prado, Jr.

State of California

County of Orange

Personally appeared before me, T. House a notary public for this county and state, Joseph Luis Prado, Jr., 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: 2-3-19

Notary Seal:

T. HOUSE
Commission # 2096091
Notary Public - California
Los Angeles County
My Comm. Expires Feb 3, 2019