QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 09/16/15 12:29 3 pgs
Fees:17.00 Taxes:0.00
20150916-0093987

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/10/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Martha Michelle Conrad	SWBC Mortgage Corporation	186040A13200CO
(NAME)	(NAME)	
8145 Middlewick Lane	9311 San Pedro Ave, #100	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael F. Conrad, married**, hereinafter called the Grantor(s), has quitclaimed unto **Martha Michelle Conrad, a single woman**, hereinafter called the Grantee(s), her heirs and/or assigns, 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. 425 on the Final Plat of Burkitt Place, Phase 2B, as of record in Instrument No. 20070222-0021966, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Martha Michelle Conrad, a single woman and Michael F. Conrad, a married man, as joint tenants with right of survivorship by Warranty Deed from Drees Premier Homes, Inc., an Ohio corporation, dated 03/07/2014 in Instrument No. 20140312-0020643, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 8145 Middlewick Lane, Nolensville, TN 37135
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-24663
SMG TN QuitClaim Deed

Witness my hand this 8th day of September, 2015.

Michael F. Conrad

State of ~~Tennessee~~ Florida
County of ~~Davidson~~ Leon

Personally appeared before me Michael F. Conrad, married, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of September, 2015.

Notary Public J. Baguchinsky
My Commission Expires: 8-27-16

J. BAGUCHINSKY
MY COMMISSION # EE 830803
EXPIRES: August 27, 2016
Bonded Thru Notary Public Underwriters

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SEAL)

Jill L. Swicegood

Notary Public

My Commission Expires: Sept 10, 2018