AFTER RECORDING RETURN TO:
TITLE 365
420 ROUSER ROAD BUILDING 3
CORAOPOLIS, PA 15108
File No. 790-15006793

Davidson County DEEDQC
Recvd: 10/15/15 12:12 5 pgs
Fees:27.00 Taxes:0.00
20151015-0104909

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Tax ID No.: 149050A20500CO

QUIT CLAIM DEED

THIS DEED made and entered into on this 8 day of Oct, 20 15, by and between **SOPHIA YOUNG MCADOO, F/K/A SOPHIA A. YOUNG, A MARRIED WOMAN, WHO ACQUIRED TITLE AS SINGLE, JOINED IN EXECUTION BY HER SPOUSE, RUFUS W. MCADOO, JR.**, a mailing address of 3243 BILBREY DRIVE, MURFREESBORO, TN 37128, hereinafter referred to as Grantor(s) and **SOPHIA YOUNG MCADOO, A MARRIED WOMAN**, a mailing address of 3243 BILBREY DRIVE, MURFREESBORO, TN 37128, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, have this day remise, release, quitclaim and conveyed to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 205 PEPPER RIDGE CIRCLE, ANTIOCH, TN 37013

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

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

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IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Sophia Young McAdoo F/K/A Sophia A. Young
SOPHIA YOUNG MCADOO, F/K/A SOPHIA A. YOUNG

Rufus W. McAdoo Jr
RUFUS W. MCADOO, JR.

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned notary public of the aforesaid County and State, SOPHIA YOUNG MCADOO, F/K/A SOPHIA A. YOUNG, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Murfreesboro, this 8 day of October, 2015.

Malcolm H. Butler
Notary Public
My Commission expires: 1-11-2017

MALCOLM H. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned notary public of the aforesaid County and State, RUFUS W. MCADOO, JR., the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Murfreesboro, this 8 day of October, 2015.

Malcolm H. Butler
Notary Public
My Commission expires: 1-11-2017

MALCOLM H. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Sophia Young McAdoo

SOPHIA YOUNG MCADOO

STATE OF Tennessee
COUNTY OF Rutherford

Sworn to before me this 8 day of October, 2015.

Malcolm H. Butler

Notary Public
My Commission Expires: 1-11-2017

MALCOLM H. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Name and address for person(s) responsible for taxes:

SOPHIA YOUNG MCADOO
3243 BILBREY DRIVE
MURFREESBORO, TN 37128

Name and address of property owner:

SOPHIA YOUNG MCADOO
3243 BILBREY DRIVE
MURFREESBORO, TN 37128

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 UNIT NO. 205, ON THE PLAN OF PEPPER RIDGE CONDOMINIUMS, PHASE EIGHT, OF RECORD IN BOOK 8250, PAGE 34, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

AND BEING THE SAME PROPERTY CONVEYED FROM JOEY EDWARD BOULDIN AND WIFE, DEBRA LITTON BOULDIN, THE GRANTORS, TO SOPHIA A. YOUNG, A SINGLE WOMAN, THE GRANTEE BY VIRTUE OF DEED DATED 5/27/2004, AND RECORDED 5/1/2004, IN INSTRUMENT NUMBER 20040601-0063847 AMONG THE AFORESAID LAND RECORDS.

APN: 149050A20500CO

PROPERTY COMMONLY KNOWN AS: 205 PEPPER RIDGE CIRCLE, ANTIOCH, TN 37013

True Copy Certification

I, Tim Sexton, 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.

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Natalie Irwin, a notary public for this county and state, Tim Sexton 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: 11-14-16

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
NATALIE MARIE IRWIN
Notary Public
MOON TWP., ALLEGHENY COUNTY
My Commission Expires Nov 14, 2016