AFTER RECORDING RETURN TO:
VALUAMERICA
113 TECHNOLOGY DR.
PITTSBURGH, PA 15275
File No. 1273939176

Davidson County	DEEDQC
Recvd: 11/12/15 09:51	5 pgs
Fees:27.00 Taxes:0.00	
20151112-0114799	

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

Tax ID No.: 086-07-0-122.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 4 day of November, 20 15, by and between **JEFFREY T. HALL, AN UNMARRIED MAN AND BETHANY NOELLE KENT, WHO INCORRECTLY TOOK TITLE AS BETHANY KENT HALL, AN UNMARRIED WOMAN, WHO ACQUIRED TITLE AS HUSBAND AND WIFE**, a mailing address of 609 FLAGSTONE COURT, HERMITAGE, TN 37076, hereinafter referred to as Grantor(s) and **BETHANY NOELLE KENT, AN UNMARRIED WOMAN**, a mailing address of 609 FLAGSTONE COURT, HERMITAGE, TN 37076, 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: 609 FLAGSTONE COURT, HERMITAGE, TN 37076

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).

Tax ID No.: 086-07-0-122.00

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

JEFFREY T. HALL

Bethany Noelle Kent WITTA Bethany Kent Hall
BETHANY NOELLE KENT, WHO INCORRECTLY TOOK TITLE AS BETHANY KENT HALL

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, JEFFREY T. HALL, 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 Nashville, TN, this 4th day of November, 2015.

Notary Public
My Commission expires: 02/08/17

EMILY E. KINZIG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires February 8, 2017

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, BETHANY NOELLE KENT, 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 Nashville, TN, this 4th day of November, 2015.

Notary Public
My Commission expires: 02/08/17

EMILY E. KINZIG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires February 8, 2017

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.

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.

Bethany Noelle Kent
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 4th day of November, 2015.

Notary Public
My Commission Expires: 02/08/17

EMILY E. KINZIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
February 8, 2017

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

BETHANY NOELLE KENT
609 FLAGSTONE COURT
HERMITAGE, TN 37076

Name and address of property owner:

BETHANY NOELLE KENT
609 FLAGSTONE COURT
HERMITAGE, TN 37076

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT CERTAIN PROPERTY SITUATED IN CITY OF HERMITAGE IN THE COUNTY OF DAVIDSON, AND STATE OF TENNESSEE AND BEING DESCRIBED IN A DEED DATED 07/10/2009 AND RECORDED 07/14/2009 AS INSTRUMENT NUMBER 20090714-0065652 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

BEING LOT NO. 192 ON THE PLAN OF JACKSON'S RETREAT, PHASE V-A, OF RECORD IN BOOK 6250, PAGE 309, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

SAID LOT NO. 192 FRONTS 35 FEET ON THE NORTHERLY MARGIN OF FLAGSTONE COURT AND EXTENDS BACK 220.33 FEET ON THE WESTERLY LINE, WHICH IS A BROKEN LINE, AND 162.51 FEET ON THE EASTERLY LINE TO A BROKEN LINE IN THE REAR MEASURING 161.93 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY T. HALL AND WIFE, BETHANY KENT HALL FROM CARL TINCH, JR., UNMARRIED, IN DEED DATED 07/10/2009 AND RECORDED 07/14/2009 IN INSTRUMENT NO. 20090714-0065652, IN DAVIDSON COUNTY, TENNESSEE.

TAX ID NUMBER: 086-07-0-122.00

PROPERTY COMMONLY KNOWN AS: 609 FLAGSTONE COURT, HERMITAGE, TN 37076

True Copy Certification

I, LaShonne Peake, 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.

LaShonne Peake
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Erica M Amendola, a notary public for this county and state, LaShonne Peake who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Erica M Amendola
Notary's Signature

My Commission Expires: 3-26-19
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ERICA M AMENDOLA
Notary Public
NORTH FAYETTE TWP, ALLEGHENY COUNTY
My Commission Expires Mar 26, 2019