Davidson County DEEDQC
Recvd: 11/25/15 15:07 4 pgs
Fees:22.00 Taxes:0.00
20151125-0119932

Recording Requested by
WFG National Title

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:
Roosevelt Shoulders II and Judy A Shoulders
4912 Secretariat Drive
Antioch, TN 37013

Property Tax ID #: 150 14 0D 041.00
Order #: 1302497 CG

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, ROOSEVELT SHOULDERS II and JUDY A SHOULDERS f/k/a JUDY A. MCADORY husband and wife who both acquired title as unmarried, as Grantors, and ROOSEVELT SHOULDERS II and JUDY A SHOULDERS, husband and wife as joint tenants, as Grantees, 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: 150 14 0D 041.00

Property Address: as: 4912 Secretariat Drive, Antioch, TN 37013

Prior Deed recorded 10/08/2013, as Instrument No. 20131008-0105427; Davidson County Court Clerk's Office.

Witness our hands this the 7th day of November, 2015.

ROOSEVELT SHOULDERS II

Judy A. Shoulders f/k/a Judy A. McAdory

JUDY A SHOULDERS f/k/a
JUDY A. MCADORY

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by ~~RICKY WOODS who erroneously acquired title as~~ ROOSEVELT SHOULDERS II and JUDY A SHOULDERS f/k/a JUDY A. MCADORY, 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 7th day of November, 2015.

Tuwana J. Bryant
Notary Public
My Commission expires: 05-08-2018

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

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

ROOSEVELT SHOULDERS II

Judy A. Shoulders f/k/a Judy McAdory

JUDY A SHOULDERS f/k/a
JUDY A. MCADORY

Subscribed and sworn to before me this the 7th day of November, 2015.

Tuwana J. Bryant
Notary
My Commission expires: 05-08-2018

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

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

ALL THAT CERTAIN REAL PROPERTY IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NO. 125, ON THE PLAN OF KEENELAND DOWNS, PHASE ONE, RS 10 CLUSTER LOT SUBDIVISION, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20070612- FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PREMISES WHICH KEENELAND PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED DATED SEPTEMBER 30, 2013, AND RECORDED OCTOBER 8, 2013 IN THE RECORDER'S OFFICE OF AFORESAID COUNTY, IN INSTRUMENT NO. 20131008-0105427, GRANTED AND CONVEYED UNTO ROOSEVELT SHOULDERS, II, AN UNMARRIED MAN AND JUDY A. MCADORY, AN UNMARRIED WOMAN, AS JOINT TENANTS , IN FEE.

True Copy Certification

I, Celia Grose, do hereby make oath that I am 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.

Celia Grose

Celia Grose

State of California

County of Orange

Personally appeared before me, Sandra Aguirre, a notary public for this county and state, Celia Grose who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sandra Aguirre

Notary's Signature

My Commission Expires: Jan 10, 2018

Notary' Seal (if on paper)

SANDRA AGUIRRE
COMM. # 2054741
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. JAN. 10, 2018