Certification Page Efile

Davidson County DEEDQC
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20151210-0124523

Cross-reference: Certification Page by Attorney

T.C.A. – 66-24-101 (d3) – The certification of an electronic document shall be made by either a licensed attorney or the custodian of the electronic version of the document and the signature of that person shall be acknowledged by a notary public. The certification shall be transmitted with the electronic document and shall be recorded by the county register as a part of the document being registered. The certification exact form is prescribed – please see the TCA.

Public Chapter 420

Effective July 1, 2007

I, _____Renee Kozak_____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.

X _____

State of OHIO
County of CUYAHOGA

Personally appeared before me__Tonya Loga_____, , a notary public for this county and state, Renee Kozak 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:
Notary's Seal

NOTARIAL SEAL
STATE OF OHIO

TONYA M SMITH-LOGA
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES
NOVEMBER 23, 2019

THIS INSTRUMENT PREPARED BY:
April MacIntyre
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:
Armond Artoonian Milagerdi and Anet Valijan
4005 Alicia Lane
Antioch, TN 37013

Property Tax ID#: 150 06 0A 010.00
File #: 153144N

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, ARMOND ARTOONIAN MILAGERDI a/k/a ARMOND MILGERDI and ANET VALIJAN, husband and wife, as Grantors, and ARMOND ARTOONIAN MILAGERDI and ANET VALIJAN, husband and wife, 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 06 0A 010.00

Commonly Known As: 4005 Alicia Lane, Antioch, TN 37013

Prior Deed recorded 05/14/2012 in Instrument No. 20120514-0041263, Davidson County Court Clerk's Office.

Witness our hands this the 1st day of DEC, 2015.

A.A

ARM a/k/a

ARMOND ARTOONIAN MILAGERDI a/k/a
ARMOND MILGERDI

ANET VALIJAN

STATE OF TN }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by ARMOND ARTOONIAN MILAGERDI a/k/a ARMOND MILGERDI and ANET VALIJAN, 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.

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Witness my hand and official seal this the 1st day of December, 2015.

Dotty Harper
Notary Public
My Commission expires: 8-17-19

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

A.A

A.A a/k/a

ARMOND ARTOONIAN MILAGERDI a/k/a
ARMOND MILGERDI

ANET VALIJAN

Subscribed and sworn to before me this the 1st day of December, 2015.

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Dotty Harper
Notary
My Commission expires: 8-17-19

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10 ON THE PLAN OF THE PARKS AT PRIEST LAKE, SUBDIVISION PHASE TWO AS SHOWN ON THE FINAL PLAT OF RECORD IN INSTRUMENT NO. 20100924-0076273, AS CORRECTED IN INSTRUMENT NO. 20101109-0089918, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PREMISES CONVEYED TO ARMOND MILAGERDI AND ANET VALIJAN, HUSBAND AND WIFE FROM NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES BY SPECIAL WARRANTY DEED DATED MAY 11, 2012 AND RECORDED MAY 14, 2012 AS INSTRUMENT NO. 20120514-0041263 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.