Davidson County	DEEDQC
Recvd: 12/14/15 08:36	5 pgs
Fees:27.00 Taxes:0.00	
20151214-0125071	

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(Space above for Recorder's use ONLY)

This page has been added to prove adequate space for recording information, GC 27361.6

Recording Requested By & Return To:

SERVICELINK
400 CORPORATION DR
ALIQUIPPA, PA 15001

QUITLAIM DEED

Title(s) of Document(s)

If applicable (for documents transferring title
To real property; i.e., Deeds), when recorded mail
Future tax statements to:

True Copy Certification

I, David Bagwell, 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.

David Bagwell
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Ronna L Tate, a notary public for this county and state, DAVID BAGWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ronna L Tate
Notary's Signature

My Commission Expires: 5/10/16
Notary' Seal (if on paper)

NOTARIAL SEAL
RONNA L TATE
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires May 10, 2016

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 10th day of November, 2015, by and between **Erin L. Gipson and Nathan L. Boland, divorced,** hereinafter known and referred to as **GRANTORS**, and **Erin L. Gipson, an unmarried woman,** whose tax mailing address is 684 Wolfeboro Lane, Nashville, Tennessee 37221, hereinafter known and referred to as **GRANTEE;**

W I T N E S S E T H :

For and in consideration of the sum of **$0.00**, cash in hand paid by Grantee to Grantors, the receipt of all of which is hereby acknowledged, the Grantors have bargained, sold, aliened, and conveyed, and do by these presents quitclaim unto the Grantee, his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

Land in Davidson County, TN being Lot No. 103 on the Plan of Avondale Park, Phase 1, Section 2 as shown on the plan of record in Instrument No. 20081218-0121117 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same parcel conveyed to Erin L Gipson and Nathan L Boland from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, by virtue of a deed dated 5/15/2013, recorded 5/16/2013, as instrument no. 20130516-0049341 county of Davidson, state of Tennessee.

Assessor's Parcel No: 141 05 0A 103.00

This conveyance is exempt from transfer tax under T.C.A 67-4-409(a)(3)(E), as same is pursuant to that divorce decree entered in Davidson County Civil Action No. 15D265, and therefore, no oath of value is required for this deed in accordance with the provisions of T.C.A. 67-4-409(a)(5).

IN TESTIMONY WHEREOF, witness the hand of the Grantors herein, all on this the day and year first above written.

Erin L. Gipson

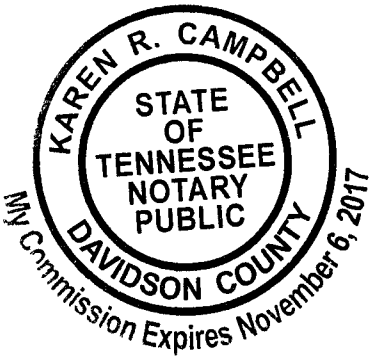
Erin L. Gipson

STATE OF TENNESSEE)
)
Williamson COUNTY)

The undersigned, a Notary, does certify that on this 6th day of November, 2015, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Erin L. Gipson.

Karen R. Campbell

Notary Public
My Commission Expires: Nov. 6, 2017



Nathan L. Boland

STATE OF TENNESSEE)
)
Williamson COUNTY)

The undersigned, a Notary, does certify that on this 6th day of November, 2015, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Nathan L. Boland.

Karen R. Campbell
Notary Public
My Commission Expires: Nov. 6, 2017

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Erin L. Gipson
684 Wolfeboro Lane
Nashville, Tennessee 37221

Property Owner and Address:
Erin L. Gipson
684 Wolfeboro Lane
Nashville, Tennessee 37221

This instrument prepared without title examination by:
John E. Norman, Esq.
333 West Vine Street, Suite 207
Lexington, KY 40507
(859) 252-1690

