THIS INSTRUMENT PREPARED BY:
Jennifer Soltz
Curphey & Badger PA
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

Davidson County DEEDQC
Recvd: 12/17/15 14:26 4 pgs
Fees:22.00 Taxes:0.00
20151217-0127105

QUIT CLAIM DEED

Return To:

New Owner(S) Address And Mail Tax Statements To:
Keith D. Beverly
532 Maplewood Lane
Nashville, TN 37216

Property Tax ID#: 061 05 0 024.00
File #: FNTGI-100688248-106055-CJ

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, KEITH D. BEVERLY a/k/a KEITH DANTE BEVERLY a married man who acquired title as unmarried herein joined by his spouse DENISE BEVERLY, as Grantors, and KEITH D. BEVERLY, a married man, as Grantee, 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: 061 05 0 024.00

Commonly Known As: 532 Maplewood Lane, Nashville, TN 37216

Prior Deed recorded 06/03/1994 in Book 9366/516, Davidson County Court Clerk's Office.

Witness our hands this the 10 day of December, 2015.

KEITH D. BEVERLY a/k/a
KEITH DANTE BEVERLY

DENISE BEVERLY

STATE OF TN. }

COUNTY OF DAVIDSON }

EDDIE N. MORTHEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by KEITH D. BEVERLY a/k/a KEITH DANTE BEVERLY and DENISE BEVERLY, 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 10 day of December, 2015.

Eddie N. Morthel
Notary Public
My Commission expires: 9-28-2016

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

EDDIE N. MORTHEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

KEITH D. BEVERLY a/k/a
KEITH DANTE BEVERLY

DENISE BEVERLY

Subscribed and sworn to before me this the 10 day of December, 2015.

Eddie N. Morthel
Notary
My Commission expires: 9-28-2016

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

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOTS NOS. 7 AND 8 ON THE PLAN OF D. H. THOMPSON'S LOTS, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY WILLIAM COLLIER PARRISH ASSOCIATES, CIVIL ENGINEERS, MAY 28, 1965; AND DESCRIBED ACCORDING TO A SURVEY MADE BY JOHN B. KOHL, III, DATED DECEMBER 30, 1985, AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF MAPLEWOOD LANE AT THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO ARTHUR JAMES ELMORE AND WIFE, OF RECORD IN BOOK 4015, PAGE 174, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH SAID ELMORE'S EASTERN BOUNDARY LINE SOUTH 6 DEGREES 02 MINUTES WEST 250 FEET TO AN IRON STAKE; THENCE EASTERLY 100 FEET; THENCE NORTH 6 DEGREES 02 MINUTES EAST 250 FEET TO THE SOUTHERLY MARGIN OF MAPLEWOOD LANE; THENCE WITH THE SAME NORTH 85 DEGREES 53 MINUTES WEST 100 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO KEITH DANTE BEVERLY, UNMARRIED BY DEED RECORDED ON JUNE 3, 1994 IN BOOK 9366 PAGE 516.

Parcel ID: 061 05 0 024.00

Commonly known as 532 Maplewood LN, Nashville, TN 37216
However, by showing this address no additional coverage is provided

True Copy Certification

I, Joseph Luis Prado, Jr., do hereby make oath that I am licensed attorney and/or 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

Printed Name: Joseph Luis Prado, Jr.

State of California

County of Orange

Personally appeared before me, T. House a notary public for this county and state, Joseph Luis Prado, Jr., 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: 2-3-19

Notary Seal:

T. HOUSE
Commission # 2096091
Notary Public - California
Los Angeles County
My Comm. Expires Feb 3, 2019