AFTER RECORDING RETURN TO:
TITLE 365
420 ROUSER ROAD BUILDING 3
CORAOPOLIS, PA 15108
File No. OS3300-15005290

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
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Davidson County DEEDQC
Recvd: 12/22/15 15:32 5 pgs
Fees:27.00 Taxes:0.00
20151222-0128927

Tax ID No.: 042120B02400CO

QUIT CLAIM DEED

THIS DEED made and entered into on this 9 day of December, 20 15, by and between **SIDNEY E. CHANDLER, IV, JOINED IN EXECUTION BY HIS SPOUSE, PATRICIA A. CHANDLER**, a mailing address of 113 WILLIAMS VALLEY COURT, MADISON, TN 37115, hereinafter referred to as Grantor(s) and **SIDNEY E. CHANDLER, IV AND PATRICIA A. CHANDLER, HUSBAND AND WIFE**, a mailing address of 113 WILLIAMS VALLEY COURT, MADISON, TN 37115, 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: 113 WILLIAMS VALLEY COURT, MADISON, TN 37115

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.: 042120B02400CO

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

Sidney E. Chandler IV
SIDNEY E. CHANDLER, IV

Patricia A. Chandler
PATRICIA A. CHANDLER

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, SIDNEY E. CHANDLER, IV, 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 Madison TN, this 9 day of December, 20 15.

Ella K Butler
Notary Public
My Commission expires: 12/06/2016

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, PATRICIA A. CHANDLER, 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 Madison, this 9 day of December, 20 15.

Ella K. Butler
Notary Public
My Commission expires: 12/06/2016

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 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 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.

Sidney Chandler IV
Patricia Chandler
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 9 day of December, 2015.

Ella K. Butler
Notary Public
My Commission Expires: 12/06/2016

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

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

SIDNEY E. CHANDLER, IV AND PATRICIA A. CHANDLER
113 WILLIAMS VALLEY COURT
MADISON, TN 37115

Name and address of property owner:

SIDNEY E. CHANDLER, IV AND PATRICIA A. CHANDLER
113 WILLIAMS VALLEY COURT
MADISON, TN 37115

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

EXHIBIT A
LEGAL DESCRIPTION

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF MADISON, COUNTY OF DAVIDSON, STATE OF TN, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 24, ON THE PLAN OF WILLIAMS VALLEY, OF RECORD AT INSTRUMENT NO. 200101080001974, AS REVISED AT INSTRUMENT NO. 200102010009794, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOTS.

AND BEING THE SAME PROPERTY CONVEYED FROM T & T BUILDING CONTRACTORS, LLC, THE GRANTOR, TO SIDNEY E. CHANDLER, IV, THE GRANTEE BY VIRTUE OF DEED DATED 8/23/2002, AND RECORDED 8/2712002, IN INSTRUMENT NO. 20020827-0103495 AMONG THE AFORESAID LAND RECORDS.

TAX ID NUMBER: 042120802400CO

PROPERTY COMMONLY KNOWN AS: 113 WILLIAMS VALLEY COURT, MADISON, TN 37115

True Copy Certification

I, Tim Sexton, 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.

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Natalie Irwin, a notary public for this county and state, Tim Sexton, 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: 11-14-16

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
NATALIE MARIE IRWIN
Notary Public
MOON TWP., ALLEGHENY COUNTY
My Commission Expires Nov 14, 2016