This instrument prepared by:
Leila H. Hansen, Esq.
9041 South Pecos Road #3900
Henderson, NV 89074

Davidson County DEEDQC
Recvd: 01/08/16 10:14 5 pgs
Fees:27.00 Taxes:0.00
20160108-0001981

QUITCLAIM DEED

TITLE OF DOCUMENT

6089877/-3285257

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
Joel Scott Usher	Joel Scott Usher	Map/Parcel:
3208 Luann Drive	3208 Luann Drive	15005033000
Antioch, TN 37013	Antioch, TN 37013	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Joel Scott Usher, an unmarried man and Daniela Ponce, formerly known as Daniela Usher, an unmarried woman, who acquired title as his wife** by these presents do hereby quitclaim and convey unto the said **Joel Scott Usher, an unmarried man**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to remove ex-spouse from title.

Pursuant to divorce in Wilson County docket no. 2011-DV-509-DIV dated November 30, 2011.

This is unimproved ( ) property known as 3208 Luann Drive, Antioch, Tennessee 37013
Improved (✓)

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 4 day of January, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Joel Scott Usher

ACKNOWLEDGMENT

STATE OF Tennessee)
COUNTY OF DAVIDSON) ss

Personally appeared before me, Carol DiGiore, a Notary Public in and for said County and State, **Joel Scott Usher** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Nashville Tenn this 4 day of January, A.D., 2016.

NOTARY STAMP/SEAL

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

Carol DiGiore
NOTARY PUBLIC
Notary Commission Expires: 7-2-18
Carol Digiore

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code 67-4-409(a)(4).

Subscribed and sworn to before me this the 4 day of January, 2016.

(Affix Seal)

Joel Scott Usher
Affiant

Carol DiGiore
Notary Public
My Commission Expires: 7-2-18
Carol Digiore

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

Witness our hand this 1 day of December, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Daniela Ponce F/K/A
Daniela Usher

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, Kelsey Hendrixson, a Notary Public in and for said County and State, **Daniela Ponce F/K/A Daniela Usher** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Nashville, TN 37217 this 1 day of December, A.D., 2015.

NOTARY STAMP/SEAL

KELSEY HENDRIXSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Notary Commission Expires: May 6, 2019

EXHIBIT "A"
LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF DAVIDSON IN THE STATE OF TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7, ON THE PLAN OF CHERRY HILLS, SECTION 12, OF RECORD IN BOOK 6250, PAGES 174-175, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Joel Scott Usher and wife, Daniela Usher by Deed from Bobby G. Appleton and wife, Jennifer Appleton of record in Document No. 20061229-0160891, said Register's Office.

True Copy Certification

I, **John Janeway**, 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 – John Janeway

State of MICHIGAN

County of WAYNE

Personally appeared before me, **Thomas S. Buxton**, a notary public for this county and state, **John Janeway** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature – Thomas S. Buxton

My Commission Expires: February 4, 2020
Notary' Seal (if on paper)

THOMAS S. BUXTON
Notary Public, State of Michigan
County of Genesee
My Commission Expires Feb. 04, 2020
Acting in the County of WAYNE