Davidson County DEEDQC
Recvd: 01/19/16 13:38 4 pgs
Fees:22.00 Taxes:0.00
20160119-0005149

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 26 day of December, 2015, by and between **Mark A. Simpson, divorced and unremarried,** hereinafter known and referred to as **GRANTOR**, and **Kira Alyee Soldani, an unmarried woman,** whose tax mailing address is 161 Antler Ridge Circle, Nashville, Tennessee 37214, hereinafter known and referred to as **GRANTEE;**

WITNESSETH:

For and in consideration of the sum of **$0.00**, cash in hand paid by Grantee to Grantor, the receipt of all of which is hereby acknowledged, the Grantor has bargained, sold, aliened, and conveyed, and does by these presents quitclaims 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, Tennessee, being Unit No. 33 in Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration'), am ended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument Number 20020725-0089575, said Register's Office (the "First Supplement"), further amended by Second Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020904-0107261, said Register's Office (the "Second Supplement", the First Supplement, Second Supplement and the Original Declaration being collectively referred to as the "declaration"), to which reference is hereby made. The easements, restrictive covenants, co-owners and tenants of Woodland Point, Phase X, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "C" to said Second Supplement appearing at page 4 thereof, and Bylaws appended thereto as Exhibit "B" appearing at page 32 of the Original Declaration, said Register's Office are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same parcel conveyed to Mark A. Simpson from Ole South Properties, Inc., by virtue of a Deed Dated 10/7/2003, Recorded 12/9/2003, as Instrument No. 20031209-0176666 County of Davidson, State of Tennessee.

Assessor's Parcel No: 122-01-0A-444.00-C

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. 14D166, 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 Grantor herein, all on this the day and year first above written.

Mark A. Simpson

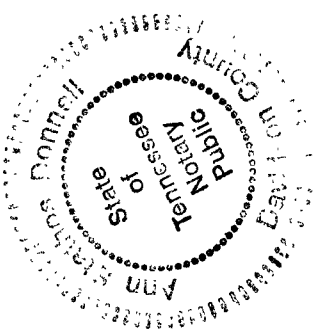
Grantor

STATE OF TENNESSEE)
)
Sumner COUNTY)

The undersigned, a Notary, does certify that on this 26 day of December, 2015, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Mark A. Simpson.

Notary Public
My Commission Expires: 12/06/16

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Kira Alyee Soldani
161 Antler Ridge Circle
Nashville, Tennessee 37214



Property Owner and Address:
Kira Alyee Soldani
161 Antler Ridge Circle
Nashville, Tennessee 37214

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

203874l5

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