Davidson County	DEEDQC
Recvd: 01/20/16 14:32	3 pgs
Fees:17.00 Taxes:0.00	
20160120-0005920	

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES

This Instrument Prepared by:
Touchstone Title and Escrow, LLC
318 Seaboard Lane, Suite 114
Franklin, TN 37067
(615) 371-2299

HILARY MOHSENZADEH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/05/2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THISTRANSFER IS $ -0.00-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of January, 2016

NOTARY PUBLIC

MY COMMISSION EXPIRES: ____

TRUSTEE'S QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Ian Richard McCuskey Melissa Newman 310 Woodberry Drive Nashville, TN 37214	SAME	09507002600

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and for the express purpose of adding my wife to title, I, **Ian McCuskey**, by these presents do hereby quitclaim and convey all my right, title and interest unto **Kimberly K. Hollingshead, Trustee**, her successors and/or assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 83 on the Map of Merry Oaks, as of record in Book 1835, Pages 67 and 68, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Ian McCuskey, by Warranty Deed from Shaun Purucker, unmarried, and Beth Thomas, unmarried, as joint tenants in common, with the right of survivorship, of record in Instrument # 20151072-0123147, Register's Office for Davidson County, Tennessee.

No Boundary Survey or Title Examination was made at the time of this conveyance, with the legal description being the same as the previous deeds of record.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

Property located at: 310 Woodberry Drive, Nashville, TN 37214

And now, I, **Kimberly Hollingshead, Trustee**, for the express purpose of carrying out the intent of the conveyance, as above set out, do hereby quitclaim and convey my right, title, and interest unto **Ian Richard McCuskey and Melissa Newman, husband and wife** , their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Witness my hand this the 18 day of January 2016.

Ian McCuskey

Kimberly Hollingshead, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ian McCuskey, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18th day of January 2016.

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly Hollingshead, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of January, 2016.

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

Notary Public

My Commission Expires: _____

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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 Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Hilary Mohsenzadeh
Notary

My Commission Expire: 7-2-18

Notary's Seal (if on paper)

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).