**Prepared by / For Return To And**
**Name & Address of Property Owner:**
129 SHIAWAY, LLC
1507 16TH AVE S # V8
NASHVILLE, TN 37212-2905

Davidson County DEEDQC
Recvd: 01/26/16 08:11 4 pgs
Fees:22.00 Taxes:0.00
**20160126-0007139**

**After recording return to:**
129 SHIAWAY, LLC
1507 16th AVENUE S # V8
NASHVILLE, TN 37212-2905

# Quitclaim Deed

*(Do not write above this line or in document margins.)*

Dated: December 31, 2015

Assessor's Parcel / Property Tax ID Number: **149-02-0-F 047.00 CO**

For the consideration of TEN AND NO/100 DOLLARS, the receipt and sufficiency of which is hereby acknowledged, I or we,

**SETH MOSLEY and CELI MOSLEY, husband and wife**

the GRANTOR, does hereby quitclaim to

**129 SHIAWAY, LLC, a Tennessee Limited Liability Company**

the GRANTEE, all right, title and interest in the following described property situated in Davidson County, Tennessee:

**SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION**

Being the same property conveyed to Grantor by: **Warranty Deed from J2K Builders, LLC to Seth Mosley and Celi Mosley, husband and wife dated February 26th, 2014 and recorded on 03/05/2014 as Davidson County, Tennessee Trans. Number T20140015060.**

SUBJECT TO all matters shown on any applicable recorded plan, setback lines, existing patent reservations, liens, easements, right(s) of way, protective covenants, conditions, restrictions, obligations, zoning ordinances, and applicable building codes, laws and regulations, general taxes, assessments, including irrigation and utility easements (if any) for the current year, which are not due and payable and liabilities as may appear of record.

Grantor:

SETH MOSLEY

CELI MOSLEY

# CERTIFICATE OF NOTARY ACKNOWLEDGMENT

STATE OF Tennessee )
) ss.
County of Williamson )

This Certificate of Notary Acknowledgment is attached to a **Quitclaim Deed** *(described below*)*, which SETH MOSLEY and CELI MOSLEY, (personally known to me or identity proved to me by satisfactory evidence) acknowledged before me, the undersigned notary public, this 19th day of January, 20 16.

My commission expires: 4/24/17

(Notary Public)

**(Notarial Seal)**

CLAY BARNES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Exp. 4-24-2017

***Instrument Title / Purpose and Date**

Quitclaim Deed dated December 31, 2015

**Total Number of Pages**

(As prepared) 4 Pages

**Page Number Breakdown**

Quitclaim Deed and this Grantor Notary Acknowledgment: 2 Pages
Agency responsible for taxes, Oath of Consideration, 1 Page
Exhibit "A": 1 Page

# Person / Agency Responsible for Taxes:

Mortgage Investors Group
8320 East Walker Lane
Knoxville, TN 37923

# Oath of Consideration

STATE OF Tennessee )
) ss.
County of Williamson )

I hereby swear or affirm that the actual consideration for this transfer is $10.

Subscribed and sworn to before me this 18th day of January, 2016.

Affiant

Notary Public

# Exhibit "A"

(Legal Description)

**Land in Davidson County, Tennessee, being Unit No. 47 on the Plan of Raven's Retreat formerly Vale Ridge Townhomes as described in Exhibit "B" and the declaration of covenants, conditions and restrictions for Raven's Retreat of record as Instrument No. 20120606-0049599, together with all interest appurtenant to said unit as described therein.**

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Assessor's Parcel Number:
**149-02-0-F 047.00 CO**

Improved Property Commonly Known As:
**192 Shiaway Court, Nashville, TN 37217**

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I, **Shasheena McGrath**, 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.

Shasheena McGrath

State of Arizona )
)
County of Maricopa )

Personally appeared before me, AARON BYOUS, a notary public for this county and state, **Shasheena McGrath** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 22 day of JANUARY, 2016.

AARON BYOUS
Notary Public - Arizona
Maricopa County
My Comm. Expires Apr 6, 2016

Notary's Signature

MY COMMISSION EXPIRES: 4-6-16

Notary's Seal (If on paper)

o