Davidson County DEEDQC
Recvd: 02/03/16 13:44 4 pgs
Fees:22.00 Taxes:0.00
20160203-0010590

This Instrument Prepared By:
Express Legal Dox, LLC
c/o Antonio G. Martin, Esq.
6701 Bryan Dairy Rd, Ste. 608
Seminole, FL 33777

QUIT CLAIM DEED

Exempt pursuant to TCA 67-4-409(a)(4)

Return To:
Carrington Title Services, LLC
6100 Tennyson Parkway, Suite 100
Plano, TX 75024

Mail Tax Statements To:
Ben Holt
7306 Weston Way Drive
Nashville, TN 37221

Property Tax ID#: 142 10 0A 021.00
Ref.#: 31643MLD

For and in consideration of ONE and 00/100 ($1.00) DOLLARS, and other good and valuable consideration, receipt of which is hereby acknowledged, BEN HOLT, a married man who acquired title as unmarried, joined herein by his spouse JENNY HOLT, as Grantors, do hereby quitclaim and convey unto BEN HOLT, a married man, as Grantee, all right, title and interest that they may have in and to the following described real property located in Davidson County, Tennessee, and described as follows:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Property Address: 7306 Weston Way Drive, Nashville, TN 37221

Being the same property conveyed from Mark D. Richardson, unmarried, the Grantor(s), to Ben Holt, unmarried, the Grantee(s) by virtue of Deed dated 03/31/2006, and recorded 05/04/2006, in Instrument No. 20060504-0052179 among the Land Records of Davidson County, Tennessee.

In witness whereof, this Grantors have hereunto set a hand and seal on this the date first above written.

BEN HOLT **JENNY HOLT**

STATE OF Tennessee }
COUNTY OF Rutherford }

On this 15 day of January 2016, ~~2015~~, before me, personally appeared BEN HOLT and JENNY HOLT, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Gary O. London Sr.
Notary Public
My Commission Expires: 12-17-2016

GARY O LONDON, SR. STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

I, or we, hereby swear or affirm that there was no consideration for this transfer and that there is no transfer tax due under TCA 67-4-409(a)(4)

Affiant

Subscribed and sworn to before me this the 15 day of January, 2016 ~~2015~~.

Gary O. London Sr.
Notary Public
My Commission Expires: 12-17-2016

GARY O LONDON, SR. STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Ben Holt
7306 Weston Way Drive
Nashville, TN 37221

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.

Exhibit "A"

The following described property:

Land in Davidson County, Tennessee, being Unit No. 11-A, together with the appurtenant interest in the common elements of Weston Way, Phase II, a horizontal property regime established by Master Deed of record in Book 5935, page 676, amended in Book 6370, page 577, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned amendment to the Master Deed and being located upon Lot No. 11 on the Plan of Weston Way of record in Plat Book 5210, page 89, Register's Office for Davidson County, Tennessee.

And being the same property conveyed from Mark D. Richardson, unmarried, the Grantor(s), to Ben Holt, unmarried, the Grantee(s) by virtue of Deed dated 03/31/2006, and recorded 05/04/2006, in Instrument No. 20060504-0052179 among the aforesaid Land Records.

Property Address: 7306 Weston Way Drive, Nashville, TN 37221

Tax ID: 142 10 0A 021.00

True Copy Certification

I, Ashley Carter, 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 Texas

County of Collin

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DEE ANN POTEET
MY COMMISSION EXPIRES
August 19, 2018

My Commission Expires:
Notary's Seal (if on paper)