Davidson County DEEDQC
Recvd: 02/05/16 08:34 4 pgs
Fees:22.00 Taxes:0.00
20160205-0011154

THIS INSTRUMENT PREPARED BY:
Jennifer Soltz
Curphey & Badger PA
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

QUIT CLAIM DEED

Return To:

New Owner(S) Address And Mail Tax Statements To:
Emma R. Gant & Maurice Houston
604 Toshas Court
Nashville, TN 37218

Property Tax ID#: 070-02-0-102.00
File #: FNTGI-100871594-115088-CJ

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, EMMA R. GANT a married woman who acquired title as unmarried herein joined by her spouse MAURICE HOUSTON, as Grantors, and EMMA R. GANT and MAURICE HOUSTON, wife and husband as joint tenants, as Grantees, hereby convey all rights, titles and interests that we may have in and to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 070-02-0-102.00

Commonly Known As: 604 Toshas Court, Nashville, TN 37218

Prior Deed recorded 07/22/2005 in Instrument 20050722-0085344, Davidson County Court Clerk's Office.

E.G.

M.H

Witness our hands this the 25th day of January, 2016.

Emma R. Gant
EMMA R. GANT

MAURICE HOUSTON

STATE OF TN }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by EMMA R. GANT and MAURICE HOUSTON, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 25th day of January, 2016.

Notary Public
My Commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

We hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

Emma R. Gant
EMMA R. GANT

MAURICE HOUSTON

Subscribed and sworn to before me this the 25th day of January, 2016.

Notary
My Commission expires:
7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

SITUATE IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE PLAN OF TOSHA'S COURT, SECTION THREE, OF RECORD ON BOOK 9700, PAGE 60, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO **EMMA R. GANT** BY DEED RECORDED ON **July 22, 2005** IN **Instrument: 20050722-0085344**

Parcel ID: 070-02-0-102.00

Commonly known as 604 Toshas Court, Nashville, TN 37218
However, by showing this address no additional coverage is provided

True Copy Certification

I, Joseph Luis Prado, Jr., do hereby make oath that I am licensed attorney and/or 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

Printed Name: Joseph Luis Prado, Jr.

State of California

County of Orange

Personally appeared before me, T. House a notary public for this county and state, Joseph Luis Prado, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-3-19

Notary Seal:

T. HOUSE
Commission # 2096091
Notary Public - California
Los Angeles County
My Comm. Expires Feb 3, 2019