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

Davidson County DEEDQC
Recvd: 02/05/16 08:39 4 pgs
Fees:22.00 Taxes:0.00
20160205-0011173

QUIT CLAIM DEED

Return To:

New Owner(S) Address And Mail Tax Statements To:
Sharron E. Newble-Majors and Donald A. Majors Jr.
2845 Paddlewheel Drive
Nashville, TN 37214

Property Tax ID#: 062 02 0B 054.00
File #: FNTGI-100871597-115342-CJ

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We SHARRON E. NEWBLE-MAJORS f/k/a SHARRON E. NEWBLE, a married woman, who acquired title as an unmarried woman, herein joined by her spouse DONALD A. MAJORS, JR., as Grantors, and SHARRON E. NEWBLE-MAJORS and DONALD A. MAJORS JR., wife and husband, as Grantees, hereby convey all rights, titles and interests that I 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: 062 02 0B 054.00

Commonly Known As: 2845 Paddlewheel Drive, Nashville, TN 37214

Prior Deed recorded 04/05/2004 in Instrument: 20040405-0038055, Davidson County Court Clerk's Office.

Witness our hands this the 20th day of January, 2016.

Sharon E. Newble-Majors
SHARRON E. NEWBLE-MAJORS f/k/a
SHARRON E. NEWBLE

Donald A. Majors Jr.
DONALD A. MAJORS JR.

STATE OF TN }

COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by SHARRON E. NEWBLE-MAJORS f/k/a SHARRON E. NEWBLE and DONALD A. MAJORS JR., the Grantors, with whom I am personally acquainted (or who has 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 20th day of January, 2016.

DERRICK W. WRIGHT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2017

Notary Public
My Commission expires: 5-8-17

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

Sharon E. Newble-Majors
SHARRON E. NEWBLE-MAJORS f/k/a
SHARRON E. NEWBLE

Donald A. Majors Jr.
DONALD A. MAJORS JR.

Subscribed and sworn to before me this the 20th day of January, 2016.

DERRICK W. WRIGHT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2017

Notary
My Commission expires: 5-8-17

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 132 ON THE PLAN OF ABBINGTON PARK, PHASE ONE-SECTION TWO OF RECORD IN INSTRUMENT NO: 20030922-0139712 AND INSTRUMENT NO: 20031006-0146904, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO BEAZER HOMES CORP., DBA PHILLIPS BUILDERS, A TENNESSEE CORPORATION BY DEED FROM J.E. STEVENSON, TRUSTEE OF RECORD IN INSTRUMENT NO: 20031002-0145230, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO **SHARRON E. NEWBLE** BY DEED RECORDED ON **April 5, 2004** IN **Instrument: 20040405-0038055**

Parcel ID: 062 02 0B 054.00

Commonly known as 2845 Paddlewheel Drive, Nashville, TN 37214
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