BILL GARRETT, Davidson County
Trans:T20160010402 DEEDQC
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Fees:32.00 Taxes:0.00
20160208-0011750

This instrument prepared by:
(And return to :)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue South
Nashville, TN 37212

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Susan Elizabeth Latta 825 Bellevue Road Nashville, TN 37221	SAME	142060C04300CO

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Steven Duane Latta, Scott Michael Latta and Stuart Jeffrey Latta** and **Susan Elizabeth Latta** ("Grantor"), have bargained and sold, and by these presents does transfer and convey to **Susan Elizabeth Latta, unmarried,** ("Grantee"), their successors and assigns, all of his right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 10-A, on the Plan of Section 6, Doral Country Villa, of record in Book 5200, Page 32, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

There is conveyed with the above described individual condominium unit and undivided interest in and to the general and/or restricted common area and facilities of Section 6, Doral Country Villa, as said areas are set forth and defined in Master Deed and By-Laws of record in Book 5011, Page 395; Book 5260, Page 767; Book 5260, Page 769; and Book 5260, Page 817 and Charter of record in Book 5220, Page 112; Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

BEING the same property conveyed to Betty L. Latta and Charles E. Burns by deed of record **in Book 11580, Page 247**, Register's Office for Davidson County, Tennessee. Charles E. Burns having predeceased on the 27th day of March, 2002. Betty L. Latta having since deceased, testate, on the 19th day of August, 2014, and being survived by her beneficiaries and heirs at law, who are one and the same, Steven Duane Latta, Scott Michael Latta and Stuart Jeffrey Latta and Susan Elizabeth Latta. Heirship Affidavit of Betty Latta having been recorded simultaneously herewith in Instrument No. 20160208-0011749 Register's Office for Davidson County, Tennessee.

And also, BEING the same property conveyed to Susan Latta, single, by deed from Betty Latta, single, of record **in Instrument No. 20140721-0064536** dated 07/21/2014 and recorded 07/21/2014, Register's Office for Davidson County, Tennessee.

The Grantors hereby make oath that the above described property has never been the marital residence of the Grantors.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: 825 Bellevue Road, Nashville, Tennessee 37221

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hands this 1 day of FEB., 2016.

Steven Duane Latta

GRANTOR – STEVEN DUANE LATTA

STATE OF INDIANA)

COUNTY OF Hamilton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **STEVEN DUANE LATTA**, 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, this 1 day of February, 2016.

Notary Public

My Commission Expires: 4/17/2023

GALE HARPRING
Notary Public - Seal
State of Indiana
Marion County
My Commission Expires Apr 7, 2023

WITNESS my hands this 1 day of FEBRUARY, 2016.

GRANTOR – SCOTT MICHAEL LATTA

STATE OF NJ)
COUNTY OF Union)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SCOTT MICHAEL LATTA**, 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, this 18th day of February, 2016.

Notary Public

My Commission Expires: 11-16-16

ANTONIETTA LaVECCHIA
ID # 2352487
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 11/16/2016

WITNESS my hands this 5 day of February, 2016.

Susan Elizabeth Latta

GRANTOR – SUSAN ELIZABETH LATTA

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 **SUSAN ELIZABETH LATTA**, 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, this 5th day of February, 2016.

JEFFREY M. GRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Notary Public

My Commission Expires: _____

WITNESS my hands this 29 day of January, 2016.

GRANTOR – STUART JEFFREY LATTA

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **STUART JEFFREY LATTA**, 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, this _____ day of _____, 2016.

See Attached Acknowledgment

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is

$ 0.00 .

X Susan E Latta
Affiant

Subscribed and sworn before me this 5th day of February, 2016.

NOTARY PUBLIC

My Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

CALIFORNIA ACKNOWLEDGMENT CERTIFICATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State Of: **California**
County Of: **Contra Costa**

On Jan 29th, **2016** before me, **Alejandro Azurdia,** Notary Public, personally appeared, Stuart Lastra who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same in her/his/their authorized capacity(ies), and that by her/his/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: **Alejandro Azurdia**

ALEJANDRO AZURDIA
COMM. #2127276
NOTARY PUBLIC • CALIFORNIA
CONTRA COSTA
Commission Expires SEP 19, 2019

Seal

RE: pg 5

Title of Document: Quitclaim Deed

Total Number of Pages including Attachment: 6

Notary Commission Expiration Date: September 19, 2019

Notary Commission Number: 2127276