Davidson County	DEEDQC
Recvd: 02/18/16 09:33	4 pgs
Fees:22.00 Taxes:0.00	
20160218-0015314	

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Deeds on Demand, LLC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Return to: Title365-Falloretta, 420 Rouser Road, Building 3, 5th Floor, Pittsburgh, PA 15108

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Darnell A. Sutton	DARNELL A. SUTTON	174110A49400CO
1765 Elijah Ryan Drive	1765 ELIJAH RYAN DRIVE	
Antioch, TN 37013-3990	ANTIOCH, TN 37013-3990	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, DARNELL A. SUTTON, divorced-not remarried and LEILANI M. SUTTON, divorced-not remarried, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto DARNELL A. SUTTON, an unmarried man, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 1765 Elijah Ryan Drive, Antioch, TN 37013-3990, his heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Being Lot No. 45, on the plan of Cane Ridge Farms Subdivision, Phase 3, Section 1, as the same appears of record in Instrument No. 20070703-0079200, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

TAX ID NO.: 174110A49400CO

And being the same property conveyed from Greenvale Construction, LLC, a Tennessee limited liability company, the Grantor(s), to Darnell A. Sutton and Leilani M. Sutton, husband and wife, the Grantee(s) by virtue of Deed dated 12/30/2008, and recorded 01/02/2009, as Instrument No. 20090102-0000224 in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 1765 Elijah Ryan Drive, Antioch, TN 37013-3990.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 4 day of January, 2016.

Darnell A Sutton
DARNELL A. SUTTON

STATE OF TENNESSEE
COUNTY OF Wilson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that DARNELL A. SUTTON, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his name, on this 4 day of January, 2016.

Ella K Butler
Notary Public
My Commission expires: 12/06/2016

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

LEILANI M. SUTTON

STATE OF TENNESSEE
COUNTY OF Wilson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that LEILANI M. SUTTON, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing her name, on this 4 day of January, 2016.

Ella K. Butler
Notary Public
My Commission expires: 12/06/2016

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.00.

L. SUTTON
Affiant/Grantee

Subscribed and sworn to before me this 4 day of January, 2016.

Ella K. Butler
Notary Public
My Commission expires: 12/06/2016

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

True Copy Certification

I, Tim Sexton, 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 Pennsylvania

County of Allegheny

Personally appeared before me, Natalie Irwin, a notary public for this county and state, Tim Sexton, 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: 11-14-16

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
NATALIE MARIE IRWIN
Notary Public
MOON TWP., ALLEGHENY COUNTY
My Commission Expires Nov 14, 2016