Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20160224-0017400

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: Title 365-Coraopolis, 400 Rouser Road, Building 2, Suite 201, Coraopolis, PA 15108

| Name and Address of New Owner: | Name and Address of Entity Responsible for Payment of Real Property Taxes | Tax Map Parcel No.: |
|---|---|---|
| Gladys A. Hammond | Gladys A Hammond | 059 10 0 202.00 |
| 3874 Crouch Drive | 3874 Crouch Drive | |
| Nashville, TN 37207 | Nashville, TN | |

# 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, GLADYS A. HAMMOND formerly known as GLADYS EDUFUL, married, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto GLADYS A. HAMMOND, married, hereinafter referred to as "Grantee", whose mailing address is: 3874 Crouch Drive, Nashville, TN 37207, her 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. 625 on the Plan of Phase I, of Section V of Haynes Manor Subdivision, of record in Book 4460, page 35, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

And being the same property conveyed from Latreice Graham, unmarried, the Grantor, to Gladys Eduful, unmarried, the Grantee by virtue of Deed dated 9/29/2009, and recorded 10/5/2009, as Instrument Number 20091005-0092591 in the Office of the County Register of Deeds for Davidson County, State of Tennessee.

TAX ID NO.: 059 10 0 202.00

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 3874 Crouch Drive, Nashville, TN 37207.

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 10 day of February, 2016.

Gladys formly know as
Gladys Eduful

GLADYS A. HAMMOND formerly known as
GLADYS EDUFUL

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

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that GLADYS A. HAMMOND formerly known as GLADYS EDUFUL, 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(s), on this 10 day of February, 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.

Gladys Eduful
Affiant/Grantee

Subscribed and sworn to before me this 10 day of February, 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, REX CONNER, 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.

Print Name: Rex Conner

State of Pennsylvania

County of Allegheny

Personally appeared before me, Daniel F. Loughlin Jr., a notary public for this county and state, Rex Conner, 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: _____
Notary Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Daniel F. Loughlin Jr., Notary Public
Upper St. Clair Twp., Allegheny County
My Commission Expires April 22, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES