Davidson County DEEDQC
Recvd: 02/25/16 09:04 4 pgs
Fees:22.00 Taxes:0.00
20160225-0017863

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 12 day of February, 2016, by and between **Yolanda Denise Brown, formerly known as Yolanda Denise Sales, a married woman,** hereinafter known and referred to as **GRANTOR**, and **Yolanda Denise Brown and Cornelius Lee Brown, wife and husband, as tenants by the entirety,** whose tax mailing address is 1504 Heritage View Boulevard, Madison, Tennessee 37115, hereinafter known and referred to as **GRANTEES;**

W I T N E S S E T H :

For and in consideration of the sum of **$0.00**, cash in hand paid by Grantees to Grantor, the receipt of all of which is hereby acknowledged, the Grantor has bargained, sold, aliened, and conveyed, and do by these presents quitclaims unto the Grantees, as tenants by the entirety, a certain tract of real estate more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Heritage View Subdivision, Section One, as of record in Plat Book 6900, Page 772, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof of said lot.

Being the same parcel conveyed to Yolanda Denise Sales from Mingjohan, a Tennessee General Partnership, by virtue of a Deed Dated 7/9/2008, Recorded 7/11/2008, in Deed as Instrument No. 20080711-0071323 County of Davidson, State of Tennessee.

Assessor's Parcel No: 042 12 0 088.00

This conveyance is exempt from transfer tax under T.C.A 67-4-409(a)(3)(A), as same creates a tenancy by the entirety from one spouse to the other, and therefore, no oath of value is required for this deed in accordance with the provisions of T.C.A. 67-4-409(a)(5).

IN TESTIMONY WHEREOF, witness the hand of the Grantor herein, all on this the day and year first above written.

Yolanda Denise Brown FKA Yolanda Denise Sales

Yolanda Denise Brown, formerly known as Yolanda Denise Sales

GRANTOR

GLORIA M JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 07, 2017

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 12 day of Feb, 2016, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Yolanda Denise Brown, formerly known as Yolanda Denise Sales.

Notary Public
My Commission Expires: 3-7-2017

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Yolanda Denise Brown and Cornelius Lee Brown
1504 Heritage View Boulevard
Madison, Tennessee 37115

Property Owner and Address:
Yolanda Denise Brown and Cornelius Lee Brown
1504 Heritage View Boulevard
Madison, Tennessee 37115

This instrument prepared without title examination by:
John E. Norman, Esq.
333 West Vine Street, Suite 207
Lexington, KY 40507
(859) 252-1690

#20474145

Loan # : 7000863128

Exhibit A

LEGAL DESCRIPTION

The following described property:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Heritage View Subdivision, Section One, as of record in Plat Book 6900, Page 772, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof of said lot.

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Assessor's Parcel No: 042 12 0 088.00

True Copy Certification

I, David Bagwell, 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.

David Bagwell
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, David Bagwell, 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: 4/27/2018
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES