Davidson County DEEDWARR
Recvd: 03/07/16 12:20 3 pgs
Fees:17.00 Taxes:0.00
20160307-0021534

Commitment Number: 403454

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Plano Corporate Center
2301 W. Plano Parkway, Ste. 105
Plano, Texas 75075

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Lloyd Cannon, 104 Grandville Ct., Nashville, Tennessee 37207
EXEMPT: Transfer for no consideration Sec. 67-4-409(a)(4)

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
032 15 0 029.00

QUITCLAIM DEED

Lloyd Cannon, who took title as a single man but is now married, hereinafter grantor, of **Davidson County, Tennessee**, for $0.00 and the correction of the public record as to his marital status as consideration paid, grants and quitclaims to **Lloyd Cannon**, a married man, hereinafter grantee, whose tax mailing address is **104 Grandville Ct., Nashville, Tennessee 37207**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

All that certain parcel of land situate in the City of Nashville, County of Davidson and State of Tennessee bounded and described as follows: Being Lot No. 10 on the Plat of Grand Villa, Section 1, as of record in Book 4675, page 30, Register's Office for Davidson County, Tennessee. Said Lot No. 10 fronts 195.31 feet on the north margin of Grandville Court and extends back 256.18 feet on the east line and 233.50 feet on the west line, to a line on the rear on which it measures 190 feet. Tax id#: 032 15 0 029.00
Property Address is: 104 Grandville Ct., Nashville, Tennessee 37207

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded as **20120730-0066798** in the Register's Office of Davidson County, Tennessee.

Parcel ID: 032 15 0 029.00

Executed by the undersigned on 2-19-, 2016:

x Lloyd Cannon

Lloyd Cannon

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 2-19-, 2016 by **Lloyd Cannon** who is personally known to me or has produced DL as identification, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Claudia Boyett
Notary Public Claudia Boyett

I, Heather Gallant, 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.

Heather Gallant

State of Texas

County of Collin

Personally appeared before me, Laura Salomone, a notary republic for this county and state, Heather Gallant who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Laura Salomone

MY COMMISSION EXPIRES: 01/27/2019

Laura Salomone

Notary's Seal (If on paper)

