THIS INSTRUMENT PREPARED BY:
April MacIntyre
Curphey & Badger PA
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

QUIT CLAIM DEED

MAIL TO: LANDSEL TITLE
961 N. HAMILTON RD., #100
GAHANNA, OH 43230

#1

New Owner(S) Address &
Mail Tax Statements To:
Tiffany Baker Cox
305 Camille Court
Antioch, TN 37013

Davidson County DEEDQC
Recvd: 03/21/16 14:04 5 pgs
Fees:27.00 Taxes:0.00
20160321-0026634

Property Tax ID#: 174 11 0A 163.00
File #: LS-GH-28694

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, DARRYL A. COX, a single man and TIFFANY BAKER COX, a single woman, who acquired title as husband and wife, as Grantors, hereby convey all rights, titles and interests that We may have in and to the following described real property located in Davidson County, Tennessee, to wit to TIFFANY BAKER COX, a single woman, as Grantee:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 174 11 0A 163.00

Commonly Known As: 305 Camille Court, Antioch, TN 37013

Prior Deed recorded 06/02/2003 in Instrument 20030602-0074583 Camille Court, Antioch, TN 37013, Davidson County Court Clerk's Office.

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING LOT 451, AS SHOWN ON PLAN OF SUBDIVISION PLAT OF CANE RIDGE FARM, PHASE TWO, OF RECORD M INSTRUMENT NO. 20020821-0101307, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Parcel ID: 174 11 0A 163.00

Commonly known as 305 Camille Court, Antioch, TN 37013

THE INSTRUMENT CONSTITUTING THE SOURCE OF THE BORROWER'S INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A WARRANTY DEED RECORDED IN 20030602-0074583 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Witness my hand this the 4 day of MARCH, 2016.

DARRYL A. COX

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by DARRYL A. COX, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 4 day of MARCH, 2016.

Notary Public
My Commission expires: 1/8/19

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

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

DARRYL A. COX

Subscribed and sworn to before me this the 4th day of March, 2016.

Notary
My Commission expires: 1/8/19

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Witness my hand this the 4th day of March, 2016.

TIFFANY BAKER COX

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, Tiffany Baker Cox known, the undersigned Notary Public in and for said County and State, the within, by ~~DARRYL A. COX~~, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 4th day of March, 2016.

KITTY W. MARTIN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission expires: 9/18/2018

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

TIFFANY BAKER COX

Subscribed and sworn to before me this the 4th day of March, 2016.

KITTY W. MARTIN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary

My Commission expires: 9/18/2018

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

I, Darren Rudolph, 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.

Darren Rudolph

Signature

State of OHIO

County of Franklin

Personally appeared before me, JANICE L. SHOOK, a notary public for this county and state, Darren Rudolph,

who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Janice L Shook

Notary's Signature

NOTARIAL SEAL STATE OF OHIO

Janice L. Shook
Notary Public, State of Ohio
My Commission Expires 03-15-2020

MY COMMISSION EXPIRES

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).