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

Davidson County DEEDQC
Recvd: 03/28/16 09:01 4 pgs
Fees:22.00 Taxes:0.00
20160328-0028296

QUIT CLAIM DEED

Return To:

New Owner(S) Address &
Mail Tax Statements To:
James S. Tesar and Sherron D. Tesar
888 Pin Oak Drive
Antioch, TN 37013

Property Tax ID#: 164 08 0A 011.00
File #: 1302931-

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, JAMES S. TESAR, a married man, who acquired title as unmarried, herein joined by his spouse SHERRON D. TESAR, 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 JAMES S. TESAR and SHERRON D. TESAR, husband and wife, as joint tenants, as Grantee:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 164 08 0A 011.00

Property Address: 888 Pin Oak Drive, Antioch, TN 37013

Prior Deed recorded 10/11/2005 in Instrument No. 20051011-0122522, Davidson County Court Clerk's Office.

Witness our hands this the 14th day of March, 2016.

JAMES S. TESAR

SHERRON D. TESAR

STATE OF TN }

COUNTY OF Davidson }

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

TERESA DUNBAR-PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10/18/16

Witness my hand and official seal this the 14th day of March, 2016.

Notary Public
My Commission expires: 10/18/2016

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

JAMES S. TESAR

SHERRON D. TESAR

TERESA DUNBAR-PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10/18/16

Subscribed and sworn to before me this the 14th day of March, 2016.

Notary
My Commission expires: 10/18/2016

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.

EXHIBIT "A"

ALL THAT CERTAIN REAL PROPERTY IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NO. 196, HALLMARK, A CLUSTER LOT SUBDIVISION, FINAL PLAT SECTION ONE, OF RECORD IN INSTRUMENT NO. 20050315- 0028142, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PREMISES WHICH JERRY BUTLER BUILDERS, LLC, BY WARRANTY DEED DATED SEPTEMBER 23, 2005, AND RECORDED OCTOBER 11, 2005 IN THE RECORDER'S OFFICE OF AFORESAID COUNTY, IN INSTRUMENT NO. 20051011-0122522, GRANTED AND CONVEYED UNTO JAMES S. TESAR, UNMARRIED IN FEE.

True Copy Certification

I, Celia Grose, do hereby make oath that I am 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.

Celia Grose

Celia Grose

State of CA

County of ORANGE

Personally appeared before me, SARA SPANGLER, a notary public for this county and state, Celia Grose 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: APRIL 17, 2018

Notary' Seal (if on paper)

SARA SPANGLER
Commission # 2064997
Notary Public - California
Orange County
My Comm. Expires Apr 17, 2018