QUIT CLAIM DEED

After Recording Return to:
United Lender Services
ATTN: RECORDING
1000 Commerce Drive, Suite 110
Park Place One
PITTSBURGH, PA 15275
(866) 902-7569
File No. 129649

STATE OF PENNSYLVANIA
COUNTY OF Allegheny
I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER, IS $ 10.00.

Affiant

SUBSCRIBED AND SWORN TO ME, THIS THE 1st DAY OF April, 2016

Constance Walsh

Notary Public

MY COMMISON EXPIRES:

COMMONWEALTH OF PENNSYLVANIA (AFFIX SEAL)
Notarial Seal
Constance Walsh, Notary Public
Findlay Twp., Allegheny County
My Commission Expires Jan. 18, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

THIS INSTRUMENT WAS PREPARED BY
GEORGE R. ARRANTS JR. – 800 S. GAY STREET, STE 2500, KNOXVILLE, TN 37929

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DEBORAH TAYLOR-ST VINCENT AND ANTHONY ST VINCENT	SAME	150 10 0 030.00
3065 FIELDSTONE DR, ANTIOCH, TN 37013		

Davidson County DEEDQC
Recvd: 04/04/16 15:26 3 pgs
Fees:17.00 Taxes:0.00
20160404-0032060

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **DEBORAH TAYLOR-ST VINCENT FORMERLY KNOWN AS DEBORAH E. TAYLOR,** HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **DEBORAH TAYLOR-ST VINCENT, A MARRIED PERSON, JOINED IN CONVEYANCE WITH HER HUSBAND ANTHONY ST VINCENT**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 93 ON THE PLAN OF CHERRY HILLS, SECTION 10-B, OF RECORD IN BOOK 5210, PAGE 139, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same premises conveyed to DEBORAH E. TAYLOR by a deed dated 04/28/2004 and recorded on 04/29/2004 as Instrument No. 20040429-0048915, among the real land records of Davidson County.

Property known as: 3065 FIELDSTONE DR, ANTIOCH, TN 37013

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 26 day of March, 2016.

Deborah Taylor-St Vincent F/K/A Deborah E. Taylor

DEBORAH TAYLOR-ST VINCENT, F/K/A DEBORAH E. TAYLOR

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Karen R. Campbell of the state and county mentioned, personally appeared DEBORAH TAYLOR-ST VINCENT, F/K/A DEBORAH E. TAYLOR, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

Karen R. Campbell

Notary Public

Printed Name: Karen R. Campbell

My Commission Expires: Nov 6, 2017

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

United Lender Services
A USAA COMPANY

1000 Commerce Drive, Suite 110
Park Place One
Pittsburgh, PA 15275
866-902-7569

TRUE COPY CERTIFICATION

I, Theresa Farelli, 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.

Theresa Farelli
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Constance Walsh, a notary public for this county and state, Allegheny County, Pennsylvania, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Constance Walsh, Notary Public
Findlay Twp., Allegheny County
My Commission Expires Jan. 18, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Constance Walsh
Printed Name of Notary

My Commission Expires: 1-18-17

Notary Seal (if on paper)