Commitment Number: 16NL09413

16WR12986

After Recording, Return To:
~~Nations Lending Services~~ WWR
9801 Legler Road
Lenexa, KS 66219

Davidson County DEEDQC
Recvd: 04/26/16 10:41 3 pgs
Fees:17.00 Taxes:0.00
20160426-0040418

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:
Shantophia Cruz and Regina Cruz, 2216 MILAN CT., MADISON, TN 37115

EXEMPT: Quitclaim deed given for no monetary consideration Section 67-4-409(A)(4)

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 043140B01400CO

QUITCLAIM DEED

SHANTOPHIA SEYMOUR-FOWLKES A/K/A SHANTOPHIA CRUZ and **REGINA SIMMS, A MARRIED COUPLE,** hereinafter grantors, whose tax-mailing address is **2216 MILAN CT, MADISON, TN 37115**, for $0.00 and the correction of the public record as to his name as consideration paid, grant and quitclaim to **Shantophia Cruz and Regina Cruz, a married couple, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,** hereinafter grantee, whose tax mailing address is **2216 MILAN CT., MADISON, TN 37115**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 14, LANIER PARK, PHASE ONE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20021022-0129511, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TN, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

True Copy Certification

I, Sherry A. Simon, 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.

Sherry A. Simon
Signature

State of Kansas

County of Johnson

Personally appeared before me, John Kyle Ratliff, a notary public for this county and state, Sherry A. Simon, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Notary's Signature

John Kyle Ratliff

My Commission Expires: 01/9/2017
Notary's Seal (if on paper)

JOHN KYLE RATLIFF
Notary Public
State of Kansas
My Commission Expires 01/9/17

BEING THE SAME PREMISES AS CONVEYED IN DEED FROM \SHANTOPHIA SEYMOUR-FOWLKES\ RECORDED \10/24/2013\ IN DOCUMENT NUMBER \20131024-0111008\, IN SAID COUNTY AND STATE. COMMONLY KNOWN AS: \2216 MILAN CT, MADISON, TN 37115\ TAX ID: 043140B01400CO
Property Address is: 2216 MILAN CT, MADISON, TN 37115

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

BEING THE SAME PREMISES AS CONVEYED IN DEED FROM \SHANTOPHIA SEYMOUR-FOWLKES\ RECORDED \10/24/2013\ IN DOCUMENT NUMBER \20131024-0111008\,

Parcel ID: 043140B01400CO

Executed by the undersigned on 4-18, 2016:

A.K.A 4/18/16

SHANTOPHIA SEYMOUR-FOWLKES A/K/A SHANTOPHIA CRUZ

4.18.16

REGINA SIMMS

STATE OF TN.
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on _____, 2016 by **SHANTOPHIA SEYMOUR-FOWLKES A/K/A SHANTOPHIA CRUZ** and **REGINA SIMMS** who are personally known to me or have produced _____ as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

FRANK LANKFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FRANK LANKFORD
MY COMMISSION EXPIRES
MARCH 10,2019