PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

BILL GARRETT, Davidson County
Trans:T20160038811 DEEDQC
Recvd: 05/10/16 11:05 2 pgs
Fees:12.00 Taxes:0.00
20160510-0046269

THIS INSTRUMENT IS PREPARED FROM INFORMATION PROVIDED BY THE GRANTORS HEREIN. NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

QUITCLAIM DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Benjamin Teodosiu, does this day bargain, sell, release, remise, quitclaim and convey unto Benjamin Teodosiu and Benonia Ranghiuc, to that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 443 on the Plan of Tulip Grove, Section 7, of record in Plat Book 4300, Page 186, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Benjamin Teodosiu, married, by Warranty Deed from Lawrence S. Lovvorn and wife, Patricia A. Lovvorn, dated December 9, 2005, recorded December 19, 2005 of record in Instrument Number 20051219-0151449, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4759 Trenton Drive, Hermitage, TN 37076.

Subject to Restrictive Covenants of record in Deed Book 4099, Page 239; Book 4134, Page 51; Book 4181, Page 95; Book 4228, Page 457; Book 4511, Page 994; Book 4639, Page 267; and in Book 5346, Page 529, Register's Office of said County.

In TESTAMONY WHEREOF, I have hereunto set my hand and seal this 5th day of May, 2016.

Benjamin Teodosiu

Benjamin Teodosiu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Benjamin Teodosiu, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 5th day of May, 2016.



Kristi McCoy
NOTARY PUBLIC
MY COMMISSION EXPIRES:
3/27/19

AFFIDAVIT

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Benjamin Teodosiu
Affiant

Subscribed and sworn to before me this 5th day of May, 2016.

Kristi McCoy
NOTARY PUBLIC

My Commission Expires:
3/27/19

Map & Parcel No.: 075-04-0-206.00

Name and address of new owner:
Send tax bills to:
Benjamin Teodosiu and Benonia Ranghiuc
4759 Trenton Drive
Hermitage, TN 37076

