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 11:06 2 pgs
Fees:12.00 Taxes:0.00
20160510-0046270

QUITCLAIM DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Virginia I. Trif, does this day bargain, sell, release, remise, quitclaim and convey unto Ruben Teodosiu and Camelia Deruseta Teodosiu, 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. 158, Farmingham Woods, Phase III, A Planned Unit Development, as shown on Plat of record in Plat Book 9700, Page 554 Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Virginia I. Trif by Warranty Deed from Ruben Teodosiu and Camelia Teodosiu, husband and wife, dated April 8, 2009, recorded April 13, 2009 of record in Instrument Number 20090413-0032805, in the Register's Office for Davidson County, Tennessee. Camelia Deruseta Teodosiu and Camelia Teodosiu are one and the same person.

This is improved property known as 4052 Farmingham Woods Drive, Hermitage, TN 37076.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee herein; 2) any and all existing easements and restrictions as shown of record and/or nota stated herein, including those as recorded in Book 8238, Page 176, Book 8351, Page 533, Book 8234, Page 784, Book 8424, Page 426, Book 8447, Page 635, Book 8702, Page 528, Book 9006, Page 409 and Book 9006, Page 414. Charter of Homeowners Association in Book 8245, Page 768. Easement for right of way in Book 5109, Page 445.

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

Virginia I. Trif

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Virginia I. Trif, 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
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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.

n/f
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.: 87-5-A-130.00CO

Name and address of new owner:
Send tax bills to:
Ruben Teodosiu and Camelia Teodosiu
4052 Farmington Woods Drive
Hermitage, TN 37076

KRISTI McCOY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY