Davidson County DEEDQC
Recvd: 05/23/16 14:02 5 pgs
Fees:27.00 Taxes:0.00
20160523-0051441

QUITCLAIM DEED

MAIL RECORDED DEED TO:

COMMONWEALTH USA SETTLEMENTS
100 PARK MANOR DR. 2ND FLOOR
PITTSBURGH, PA 15205

OWNER (SEND TAX BILLS TO):

RANDY O. PARRISH
110 MIDDLETON CIRCLE
NASHVILLE, TN 37215

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ROBIN A. SAXON, an unmarried woman (herein, "Grantor"), whose address is 110 Middleton Circle, Nashville, TN 37215, hereby bargains, sells, remises, releases, quit claims and conveys to RANDY O. PARRISH, an unmarried man (herein, "Grantee"), whose address is 110 Middleton Circle, Nashville, TN 37215, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 110 Middleton Circle, Nashville, TN 37215

WITNESS my hand and seal this 13 day of May, 2016

[signatures on following pages]

PIN NO: 157080A03900CO

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Robin A. Saxon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Robin A. Saxon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13 day of May, 2016.

[Affix Notary Seal]

JAMES T. SCHOLTEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires
March 6, 2018

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3-6-2018

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

GRANTEE

Grantee signature Randy O. Parrish
Randy O. Parrish

Subscribed and sworn to under oath before me, this 13 day of May, 2016

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3-6-2018

JAMES T. SCHOLTEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
March 6, 2018

Exhibit A

LEGAL DESCRIPTION:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 39 ON THE PLAN OF 3RD REVISION, MIDDLETON, A RESIDENTIAL PLANNED UNIT DEVELOPMENT OF RECORD IN PLAT BOOK 6900, PAGE 900, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PREMISES THAT WAS CONVEYED UNTO RANDY O. PARRISH, UNMARRIED AND ROBIN A. SAXON, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, EACH AS TO THE INTEREST OF THE OTHER BY GENERAL WARRANTY DEED FROM RANDY O. PARRISH, UNMARRIED DATED MARCH 27TH, 2015 AND RECORDED APRIL 7TH, 2015 AT DEED INSTRUMENT NUMBER 20150407-0030343 AND IN THE RECORDS OF THE DAVIDSON COUNTY RECORDER'S OFFICE, STATE OF TENNESSEE.

Parcel ID(s): 157080A03900CO

RETURN TO:

Commonwealth USA Settlements, LLC
100 Park Manor Drive, Second Floor
Pittsburgh, PA 15205

True Copy Certification

I, Alisha A. Tebbets, 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.

Alisha A. Tebbets
Signature

State of PA

County of Allegheny

Personally appeared before me, Kristi Shoenberger , a notary public for this county and state, Alisha A. Tebbets who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kristi M. Shoenberger
Notary's Signature

My Commission Expires: 3/3/19
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KRISTI M SHOENBERGER
Notary Public
ROBINSON TWP, ALLEGHENY COUNTY
My Commission Expires Mar 3, 2019