Davidson County DEEDQC
Recvd: 05/31/16 15:55 5 pgs
Fees:27.00 Taxes:0.00
20160531-0054670

This Instrument prepared by:
K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Deeds on Demand, LLC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Return to: Title365-Pittsburgh, 420 Rouser Road, Blvd. 3, 5th Floor, Pittsburgh, PA 15108

File No.: OS3300-15013282

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
NINFA SUMRALL	Ninfa Sumrall	150-11-0-164.00
3100 Country Lawn Drive	3100 Country Lawn Drive	
Nashville, TN 37214	Nashville, TN 37214	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, THOMAS C. MAYHEW, divorced-not remarried, and NINFA SUMRALL formerly known as NINFA RIVERA MAYHEW, divorced-remarried, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto NINFA SUMRALL, married, hereinafter referred to as "Grantee", whose mailing address is: 3100 Country Lawn Drive, Nashville, TN 37214, her heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

All that land in Davidson County, Tennessee, being Lot No. 224 on the Plan of the Country, Section 6-A, as of record in Book 5200, Page 667, Register's Office for Davidson County, Tennessee.

Said Lot No. 224 fronts 38.12 feet on the southerly margin of Country Lawn Drive and extends back 126.25 feet on the easterly line and 101.82 feet on the westerly line to a broken line in the rear measuring 147.31 feet thereon.

Tax ID No.: 150-11-0-164.00

Being the same property conveyed from Timothy A. Hendricks and wife, Anna K. Hendricks, and Doug Meador and wife, Mary Meador, the Grantors, to Thomas C. Mayhew and wife, Ninfa Rivera Mayhew, the Grantees by virtue of Deed dated 11/29/2006, and recorded 12/08/2006, in Document No. 20061208-0152108 in the Office of the County Register of Deeds for Davidson County, State of Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 3100 Country Lawn Drive, Nashville, TN 37214.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26 day of May, 2016.

THOMAS C. MAYHEW

STATE OF TENNESSEE
COUNTY OF Rutherford

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that THOMAS C. MAYHEW, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his name(s), on this 26 day of May, 2016.

Notary Public
My Commission expires: 7.2.17

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires July 02, 2017

NINFA SUMRALL formerly known as NINFA RIVERA MAYHEW
Formerly known as Ninfa Rivera Mayhew

STATE OF TENNESSEE
COUNTY OF _____

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that NINFA SUMRALL formerly known as NINFA RIVERA MAYHEW, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing her name(s), on this 21st day of May, 2016.

Notary Public
My Commission expires: 05-08-2018

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

NINFA SUMRALL

Subscribed and sworn to before me this 21st day of May, 2016.

Notary Public
My Commission expires: 05-08-2018

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

EXHIBIT A
Legal Description

The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of TN, and is described as follows:

That certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 224 on the Plan of the Country, Section 6-A, as of record in Book 5200, page 667, Register's Office for Davidson County, Tennessee.

Said Lot No. 224 fronts 38.12 feet on the southerly margin of Country Lawn Drive and extends back 126.25 feet on the easterly line and 101.82 feet on the westerly line to a broken line in the rear measuring 147.31 feet thereon.

And being the same property conveyed from Timothy A. Hendricks and wife, Anna K. Hendricks, and Doug Meador and wife, Mary Meador, the Grantors, to Thomas C. Mayhew and wife, Ninfa Rivera Mayhew, the Grantees by virtue of Deed dated 11/29/2006, and recorded 12/08/2006, in Document No. 20061208-0152108 among the aforesaid Land Records.

APN: 150-11-0-164.00

True Copy Certification

I, Grant Settlemire, 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.

Print Name: Grant Settlemire

State of Pennsylvania

County of Allegheny

Personally appeared before me, Daniel F. Loughlin Jr., a notary public for this county and state, Grant Settlemire, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/22/2018

Notary Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Daniel F. Loughlin Jr., Notary Public
Upper St. Clair Twp., Allegheny County
My Commission Expires April 22, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES