Davidson County DEEDQC
Recvd: 06/29/16 08:46 5 pgs
Fees:27.00 Taxes:0.00
20160629-0066148

This instrument prepared by:
Laura L. Bentley
3008 Runabout Dr.
Nashville, TN 37013

Owner/Responsible Taxpayer
Bryan Moore
4205 Sandstone Dr.
Antioch, TN 37013

Tax Map Parcel No.: 164-10-0A-027.00

M.I.S. FILE NO
1477259

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 14th day of June, 2016, by and between Laura L. Bentley, divorced and not since remarried, who acquired title as Laura L. Moore, former wife of Bryan Moore, whose address is 3008 Runabout Dr., Nashville, TN 37013, ("Grantor"), and Bryan Moore, an unmarried man, whose address is 4205 Sandstone Dr., Antioch, TN 37013, ("Grantee");

WITNESSETH: That for NO CONSIDERATION, Grantor does hereby convey, transfer, remise, release, relinquish, and quitclaim unto Grantee and Grantee's heirs and assigns, all Grantor's right, title, and interest in and to the following described real estate, situated and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

This Deed arises from the full satisfaction of that Decree of Divorce and Marital Dissolution Agreement filed in the Circuit Court of the County of Davidson, State of Tennessee in Case No. 15D974 ("DIVORCE"). Therefore, the execution and delivery of this Deed terminates all right, title, claim and interest the Grantor currently has in the above described real property as a result of the divorce, prior conveyances or otherwise. At the time of divorce, Laura L. Moore's name was restored to Laura L. Bentley.

Being the same property conveyed to Grantor by Deed dated March 6, 2008 from George B. Malone and wife, Debra Malone of record in Instrument Number 20080306-0022556 of the Register's Office of Davidson County, Tennessee.

Commonly known as: 4205 Sandstone Dr., Antioch, TN 37013

WITNESS the hand and seal of the party of the first part the day and year first above written.

Laura L. Bentley

ACKNOWLEDGMENT

STATE OF TENNESSEE)
) SS:
COUNTY OF Davidson)

Personally appeared before me, Rhonda Hagar, a Notary Public in and for said County and State, Laura L. Bentley the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of June, 2016

Rhonda Hagar
NOTARY PUBLIC

NOTARY STAMP/SEAL

RHONDA HAGAR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Commission Expires: March 10, 2019

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
) SS:
COUNTY OF Davidson)

I or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00. Pursuant to Tenn. Code Ann. § 67-4-409(a)(4), the tax is based only on actual consideration given for a conveyance and not on the value of the property.

Laura L. Bentley

Witness my hand, at office, this 16th day of June, 2016

NOTARY STAMP/SEAL

RHONDA HAGAR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

Rhonda Hagar
NOTARY PUBLIC

Notary Commission Expires: March 10, 2019

After Recording Mail To:
Mortgage Information Services, Inc.
Attn: Recording Department
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128

Fidelity National Title Insurance Company

AGENT TITLE NO.: 200001477259

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE IN INSTRUMENT NUMBER 20080306-0022556 AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 27, ON THE PLAN OF VILLAGE ONE, SUMMERFIELD, OF RECORD IN INSTRUMENT NUMBER 200002110014170, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO ALL EASEMENTS, RESTRICTIVE COVENANTS AND CONDITIONS, AND OTHER MATTERS OF RECORD, INCLUDING ALL ITEMS SET OUT ON ANY APPLICABLE PLAT OF RECORD.

BEING THE SAME PROPERTY DESCRIBED IN THE DEED TO BRYAN MOORE AND WIFE, LAURA L. MOORE, FROM GEORGE B. MALONE AND WIFE, DEBRA MALONE, RECORDED ON MARCH 6, 2008 IN INSTRUMENT NUMBER 20080306-0022556, OF THE PUBLIC RECORDS OF DAVIDSON COUNTY, TENNESSEE.

APN: 164-10-0A-027.00

COMMONLY KNOWN AS 4205 SANDSTONE DR, ANTIOCH, TN 37013
HOWEVER, BY SHOWING THIS ADDRESS NO ADDITIONAL COVERAGE IS PROVIDED

TRUE COPY CERTIFICATION

I, Angelia Webb, 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.

Angelia Webb

State of Ohio
County of Cuyahoga

Personally appeared before me, Debra Dunman, a notary public for the state of Ohio, Angelia Webb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/26/21
Notary Seal

