THIS INSTRUMENT PREPARED BY:
April MacIntyre
Curphey & Badger PA
25400 US Highway 19 North, Suite 236
Clearwater, Florida 33763

Davidson County DEEDQC
Recvd: 06/29/16 09:17 4 pgs
Fees:22.00 Taxes:0.00
20160629-0066198

QUIT CLAIM DEED

Return To:

New Owner(S) Address &
Mail Tax Statements To:
Juan Christopher Culp & Dawn Yvette Sprewer-Culp
921 Bordeaux Place
Nashville, TN 37207

Property Tax ID#: 059 15 0A 130.00
File #: 47023MLD

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, JUAN CHRISTOPHER CULP, a married man, who acquired title as unmarried, herein joined by his spouse DAWN YVETTE SPREWER-CULP, as Grantors, hereby convey all rights, titles and interests that we may have in to JUAN CHRISTOPHER CULP and DAWN YVETTE SPREWER-CULP, husband and wife, as Grantees, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 059 15 0A 130.00

Property Address: 921 Bordeaux Place, Nashville, TN 37207

Prior Deed recorded _____ in Instrument 20100601-004180, Davidson County Court Clerk's Office.

Witness our hands this the 13 day of June, 2016.

JUAN CHRISTOPHER CULP

DAWN YVETTE SPREWER-CULP

STATE OF TN }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by JUAN CHRISTOPHER CULP and DAWN YVETTE SPREWER-CULP, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

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

Notary Public
My Commission expires: 6/28/17

We hereby swear or affirm that to the best of our knowledge, information and belief that actual consideration for the transfer is $0.00.

JUAN CHRISTOPHER CULP

DAWN YVETTE SPREWER-CULP

Subscribed and sworn to before me this the 13 day of June, 2016.

Notary
My Commission expires 6/28/17

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 44 ON THE PLAN OF CHATEAU VALLEY, PHASE FOUR OF RECORD IN INSTRUMENT NO. 20070207-0016366, 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 PROPERTY CONVEYED TO JUAN CHRISTOPHER CULP IN INSTRUMENT NO. 20100601-0041802 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Parcel ID: 059 15 0A 130.00

Commonly known as 921 Bordeaux Place, Nashville, TN 37207

True Copy Certification

I, Kelli Welch, 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.

Kelli Welch
Signature

State of Texas

County of Collin

Personally appeared before me, Tamara J Williams, a notary public for this county and state, Kelli Welch who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tamara J Williams
Notary's Signature

My Commission Expires: 5/18/2018
Notary Seal (if on paper)

NOTARY PUBLIC STATE OF TEXAS
TAMARA J WILLIAMS
My Commission Expires
May 18, 2018