Davidson County DEEDQC
Recvd: 07/06/16 11:21 4 pgs
Fees:22.00 Taxes:0.00
20160706-0069053

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

QUIT CLAIM DEED

Return To:

New Owner(S) Address &
Mail Tax Statements To:
Thomas P. Corritore and Steven A. Shirey
815 Nella Drive
Goodlettsville, TN 37072

Property Tax ID#: 033 14 0 093.00
File #: FNTGI-101043870-125068-CJ

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, THOMAS P. CORRITORE and STEVEN A. SHIREY, a married couple, who both acquired title as unmarried, as Grantors, hereby convey all rights, titles and interests that we may have in to THOMAS P. CORRITORE and STEVEN A. SHIREY, a married couple, as joint tenants with rights of survivorship, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 033 14 0 093.00
Property Address: 815 Nella Drive, Goodlettsville, TN 37072

Prior Deed recorded 11/27/2012 in Instrument 20121127-0108683, Davidson County Court Clerk's Office.

Witness my hand this the 10 day of June, 2016.

THOMAS P. CORRITORE

STEVEN A. SHIREY

STATE OF TN }

COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by THOMAS P. CORRITORE and STEVEN A. SHIREY, 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 10 day of June, 2016.

Notary Public
My Commission expires: 9-28-2016

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

THOMAS P. CORRITORE

STEVEN A. SHIREY

Subscribed and sworn to before me this the 10 day of June, 2016.

Notary
My Commission expires: 9-28-2016

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

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

BEING LOT NO. 108 ON THE PLAN OF PLEASANT HILL ADDITION OF RECORD IN BOOK 3300, PAGE 7, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF NELLA DRIVE AT THE CORNER OF LOTS NOS. 107 AND 108; THENCE SOUTHERLY 216.8 FEET TO A POINT; THENCE EASTERLY 117 FEET TO THE WEST MARGIN OF AN UN-NAMED 50 FOOT STREET; THENCE NORTHERLY 195 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, NORTHWESTERLY 39.3 FEET TO THE SOUTHERLY MARGIN OF NELLA DRIVE; THENCE WESTERLY 100.5 FEET TO THE POINT OF BEGINNING.

Parcel ID: 033 14 0 093.00

Commonly known as 815 Nella Drive, Goodlettsville, TN 37072
However, by showing this address no additional coverage is provided

BEING THE SAME PROPERTY CONVEYED TO **STEVEN SHIREY, UNMARRIED AND SHAWN LEIPHART, MARRIED,** BY DEED RECORDED ON **October 5, 2011** IN **Instrument: 20111006-0077657**

True Copy Certification

I, Jessica Allen, 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 executed and authenticated according to law.

Signature

State of California

County of Orange

Personally appeared before me Alfonso Sanchez Jr., a notary public for this county and state, Jessica Allen 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: Jun 28, 2017
Notary' Seal (if on paper)

ALFONSO SANCHEZ JR.
Commission # 2031412
Notary Public - California
Orange County
My Comm. Expires Jun 28, 2017