Davidson County DEEDQC
Recvd: 07/14/16 08:49 4 pgs
Fees:22.00 Taxes:0.00
20160714-0072053

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

QUIT CLAIM DEED

Return To:
Carrington Title Services, LLC
2200 Tennyson Pkwy, Ste 110
Plano, Tx 75024
New Owner(S) Address &
Mail Tax Statements To:
Daniel Upchurch
163 Brooke Castle Drive
Hermitage, TN 37076

Property Tax ID#: 075 08 0A 057.00
File #: 1506126713MLD

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, DANIEL UPCHURCH, a married man, who acquired title as unmarried, herein joined by his spouse SHAUNDRA UPCHURCH, as Grantor, hereby convey all rights, titles and interests that we may have in to DANIEL UPCHURCH, a married man, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 075 08 0A 057.00
Property Address: 163 Brooke Castle Drive, Hermitage, TN, 37076

Prior Deed recorded 03/11/2008 Instrument 20080206 4-0024395 in ~~Book _____ Page _____~~, Davidson County Court Clerk's Office.

Witness my hand this the 25 day of June, 2016.

DANIEL UPCHURCH

SHAUNDRA UPCHURCH

STATE OF Alabama }

COUNTY OF Madison } AND SHAUNDRA UPCHURCH

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by DANIEL UPCHURCH and , the Grantor, 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 25 day of June, 2016.

Notary Public
My Commission expires: 11/3/2019

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

DANIEL UPCHURCH

SHAUNDRA UPCHURCH

Subscribed and sworn to before me this the 25 day of June, 2016.

Notary
My Commission expires: 11/3/2019

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"

A CERTAIN CONDOMINIUM UNIT IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: UNIT NO. 163 IN HORIZONTAL PROPERTY REGIME OF BROOKE CASTLE CONDOMINIUM OF RECORD IN PLAT BOOK 6250, PAGE 627, AS AMENDED IN BOOK 6680, PAGE 905 AND RE-RECORDED IN BOOK 6727, PAGE 762; REVISED IN PLAT BOOK 6250, PAGE 691, AND AS AMENDED IN BOOK 6919, PAGE 671, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

AND BEING THE SAME PROPERTY CONVEYED FROM JAMES RATZLAFF AND WIFE, CYNTHIA TATZLAFF TO DANIEL UPCHURCH, AN UNMARRIED MAN BY VIRTUE OF DEED DATED 03/04/2008, AND RECORDED 03/11/2008, IN INSTRUMENT NO. 20080311-0024395 AMONG THE AFORESAID LAND RECORDS.

Property Address: 163 Brooke Castle Drive, Hermitage, TN 37076
Tax ID: 075 08 0A 057.00

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