Certificate of Authenticity

Davidson County DEEDQC
Recvd: 07/27/16 09:23 5 pgs
Fees:27.00 Taxes:0.00
20160727-0077121

I, Joellen M Muller, 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.

Signature

State of Massachusetts

County of Norfolk

Personally appeared before me, Danielle Hill, a notary public for this county and state, Joellen M. Muller 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: 11/18/22.

Notary's Seal (If on paper)

DANIELLE HILL
Notary Public
Commonwealth of Massachusetts
My Commission Expires
November 18, 2022

AFTER RECORDING RETURN TO:
BAY NATIONAL TITLE CO.
13577 FEATHER SOUND DRIVE, STE. 250
CLEARWATER, FL 33762
File No. TCA-41674

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Parcel ID No.: 02512004600

QUIT CLAIM DEED

THIS DEED made and entered into on this 12 day of July, 2016, by and between **SAMUEL C. BRYANT, A SINGLE MAN AND NANCY E. BRYANT, A DIVORCED WOMAN**, a mailing address of 710 CERRO VISTA DRIVE, GOODLETTSVILLE, TN 37072, hereinafter referred to as Grantor(s) and **SAMUEL C. BRYANT, A SINGLE MAN**, a mailing address of 710 CERRO VISTA DRIVE, GOODLETTSVILLE, TN 37072, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, have this day remise, release, quitclaim and conveyed to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 710 CERRO VISTA DRIVE, GOODLETTSVILLE, TN 37072

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under DOCUMENT NO. 20070725-0088258, recorded on 07/25/2007 in DAVIDSON County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

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 Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

The purpose of this deed is to remove Nancy E. Bryant from title and to release that life estate interest created in that deed recorded DOCUMENT NO. 20070725-0088258, recorded on 07/25/2007 in DAVIDSON County, TENNESSEE

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

SAMUEL C. BRYANT

NANCY E. BRYANT

STATE OF Maine
COUNTY OF Kennebec

Personally appeared before me, the undersigned notary public of the aforesaid County and State, SAMUEL C. BRYANT, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Augusta, ME, this 12TH day of July, 2016.

Notary Public
My Commission expires: 10-22-2019

Lucie Glover
Notary Public, State of Maine
My Commission Expires October 22, 2019

STATE OF Maine
COUNTY OF Kennebec

Personally appeared before me, the undersigned notary public of the aforesaid County and State, NANCY E. BRYANT, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Augusta, ME, this 12 day of July, 2016.

Notary Public
My Commission expires: 10-22-2019

Lucie Glover
Notary Public, State of Maine
My Commission Expires October 22, 2019

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Nancy E. Bryant
Affiant

STATE OF Maine
COUNTY OF Kennebec

Sworn to before me this 12th day of July, 2016.

Lucie B. Glover
Notary Public
My Commission Expires: 10-22-2019

Lucie Glover
Notary Public, State of Maine
My Commission Expires October 22, 2019

Name and address for person(s) responsible for taxes:

SAMUEL C. BRYANT
710 CERRO VISTA DRIVE
GOODLETTSVILLE, TN 37072

Name and address of property owner:

SAMUEL C. BRYANT
710 CERRO VISTA DRIVE
GOODLETTSVILLE, TN 37072

EXHIBIT A
LEGAL DESCRIPTION

BEING LOT NO. 43 OF CLARK PLACE SUBDIVISION, SECTION IV AS OF RECORD IN PLAT BOOK 2331 PAGE 74, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 43 FRONTS 167 FEET ON THE EASTERLY SIDE OF CERRO VISTA DRIVE AND RUNS BETWEEN LINES 271 FEET ON THE NORTHERLY LINE AND 157.8 FEET ON THE SOUTHERLY LINE TO A BROKEN LINE IN THE REAR UPON WHICH IT MEASURES 238.2 FEET THEREON.

PARCEL ID: 02512004600

PROPERTY COMMONLY KNOWN AS: 710 CERRO VISTA DRIVE, GOODLETTSVILLE, TN 37072