Davidson County	DEEDQC
Recvd: 08/16/16 14:30	5 pgs
Fees:27.00 Taxes:0.00	
20160816-0085472	

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Deeds on Demand, LLC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Return to: NationalLink, 300 Corporate Center Drive, Suite 300, Moon Township, PA 15108

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Catherine LuAnn Wilson		155-08-0-C16-40-0CO
1001 Harding Trace Court		
Nashville, TN 37221		

Exempt pursuant to Section 67-4-409-(E)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, CHARLES J. RUNSER, divorced-not remarried, and CATHERINE LUANN WILSON formerly known as CATHERINE L. RUNSER, divorced-not remarried, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto CATHERINE LUANN WILSON, an unmarried woman, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 1001 Harding Trace Court, Nashville, TN 37221, her heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 164 on the Plan of Poplar Creek, Phase 11, of record in Plat Book 6900, Pages 339-343, amended in Plat Book 7900, Pages 888-889, in the Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

TAX ID NO.: 155-08-0-C16-40-0CO

Being the same property as conveyed from Brian C. Sarmento and wife, Lisa D. Sarmento, to Catherine L. Runser and husband, Charles J. Runser, as described in Warranty Deed, dated 10/01/2007, recorded 10/04/2007, in Instrument No. 20071004-0118466, in the Office of the Davidson County Register of Deeds, State of Tennessee.

Statement required by T.C.A. 66-24-121:
The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 1001 Harding Trace Court, Nashville, TN 37221.
The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 8 day of December, 20 15.

CHARLES J. RUNSER

GA
STATE OF ~~TENNESSEE~~
COUNTY OF Cobb

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that CHARLES J. RUNSER, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his name(s), on this 8 day of Dec., 2015.

Notary Public
My Commission expires: 04/21/2018

Catherine Wilson FKA Catherine L Runser

CATHERINE LUANN WILSON formerly known as CATHERINE L. RUNSER

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that CATHERINE LUANN WILSON formerly known as CATHERINE L. RUNSER, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing her name(s), ~~on this~~ 12 day of August, 2014.

Notary Public
My Commission expires: 5-7-2017

GLORIA M. JACKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires March 07, 2017

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.

Catherine Luann Wilson FKA Catherine L Runser
Affiant/Grantee

Subscribed and sworn to before me this 12 day of August, 2014

Notary Public
My Commission expires: 5-7-2017

GLORIA M. JACKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires March 07, 2017

Loan # : 8000659118

Exhibit A

LEGAL DESCRIPTION

The following described property:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 164 ON THE PLAN OF POPLAR CREEK, PHASE 11, OF RECORD IN PLAT BOOK 6900 PAGES 339-343, AMENDED IN PLAT BOOK 7900 PAGES 888-889, IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY AS CONVEYED FROM BRIAN C. SARMENTO AND WIFE, LISA D. SARMENTO TO CATHERINE L. RUNSER AND HUSBAND, CHARLES J. RUNSER AS DESCRIBED IN WARRANTY DEED, DATED 10/01/2007, RECORDED 10/04/2007, IN OFFICIAL RECORDS INSTR 20071004-0118466.

Assessor's Parcel No: 155-08-0-C16-40-0CO

True Copy Certification

I, ALYSSA 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.

Alyssa Welch

Alyssa Welch

State of PA

County of ALLEGHENY

Personally appeared before me, Jocilyn M. Fiedorczyk, a notary public for this county and state, Alyssa Welch who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jocilyn M. Fiedorczyk

Jocilyn M. Fiedorczyk

My Commission Expires: _____

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jocilyn M. Fiedorczyk, Notary Public
Moon Twp., Allegheny County
My Commission Expires June 22, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES