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United Lender Services
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1000 Commerce Drive
Suite 110
Park Place One
Pittsburgh, PA 15275
File No. 143258
P (866) 902-7569

Prepared By:
Thomas Tabor, Esq.
c/o United Lender Services
1000 Commerce Drive
Suite 110
Park Place One
Pittsburgh, PA 15275
File No. 143258
P (866) 902-7569

Davidson County DEEDQC
Recvd: 08/19/16 13:50 4 pgs
Fees:22.00 Taxes:0.00
20160819-0087003

Sent Tax Statement to:
MARYAM RANDOLPH
JOHN RANDOLPH
8207 SAWYER BROWN RD, APT C4
NASHVILLE, TN 37221

Tax Exempt: 67-4-409(a)(3)(i) between spouses

QUITCLAIM DEED

THIS INDENTURE, made and entered into this 8TH day of AUGUST 2016, by and between MARYAM RANDOLPH FKA MARYAM MYERS, an unmarried person, with a mailing address of 8207 SAWYER BROWN RD, APT C4, NASHVILLE, TN 37221,

hereinafter called Grantor,

and MARYAM RANDOLPH and JOHN RANDOLPH, wife and husband, as Joint Tenants with Rights of Survivorship,

hereinafter called Grantee.

WITNESSETH: That for the consideration hereinafter expressed, the Grantor does hereby bargain, convey and confirm unto the Grantee the following described real property located, situated and being in the County of DAVIDSON, State of Tennessee, to wit:

UNIT NUMBER C-4, TOGETHER WITH THE CARPORT DESIGNATED NUMBER C 4C, IN RIVER PLANTATION, SECTION ONE, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON HIGHWAY 70 SOUTH, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF RIVER PLANTATION, SECTION ONE, CONDOMINIUM APARTMENTS, RECORDED IN BOOK 4460, PAGE 59, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED, RECORDED IN BOOK 4562, PAGE 474, AMENDED IN INSTRUMENT NO. 20051020-0126564, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE.

Parcel ID(s): 142 01 0A 016.00

Being the same property conveyed to the Grantor by way of Deed recorded 10/24/2012, at Instrument Number: 20121024-0097320Book 528, Page 569.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee simple of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien, which are assumed by Grantee;

ANY SUBDIVISION RESTRICTIONS, EASEMENTS, AND BUILDING SETBACK LINES;

Any reference to recorded instruments is reference to the Register's Office in said County. THE CONSIDERATION for this conveyance is Ten Dollars and 00/100 ($10.00), the receipt and legal sufficiency of which is hereby acknowledged.

Grantor:

Maryam Randolph FKA Maryam Myers

MARYAM RANDOLPH FKA MARYAM MYERS

STATE OF TENNESSEE, COUNTY OF Davidson

On this 8TH day of AUGUST, 2016, before me personally appeared MARYAM RANDOLPH FKA MARYAM MYERS, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

My Commission Expires: _____ _____, NOTARY PUBLIC

MARK GROLL

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-10-2019

****

STATE OF TENNESSEE, COUNTY OF DAVIDSON :ss

RESPONSIBLE TAXPAYER:
MARYAM RANDOLPH
8207 SAWYER BROWN RD, APT C4
NASHVILLE, TN 37221

I hereby swear or affirm that to the best of the Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $ ~~131,400.00~~ $10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Property Address:

8207 SAWYER BROWN RD, APT C4,
NASHVILLE, TN 37221

MARYAM RANDOLPH, AFFIANT

SWORN TO AND SUBSCRIBED before me this 8TH day of AUGUST, 2016

Notary Public

My Commission Expires:

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-10-2019

FILE NO.: 143258

CLT No.:

MAIL TAX NOTICES TO:

SAME AS ABOVE.

PROPERTY OWNER:
MARYAM RANDOLPH
JOHN RANDOLPH
8207 SAWYER BROWN RD, APT C4
NASHVILLE, TN 37221

****

United Lender Services
A USAA COMPANY

1000 Commerce Drive, Suite 110
Park Place One
Pittsburgh, PA 15275
866-902-7569

TRUE COPY CERTIFICATION

I, Amy Cox, 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 Pennsylvania

County of Allegheny

Personally appeared before me, Gina Barbour, a notary public for this county and state, Allegheny County Pennsylvania, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gina Barbour
Notary Signature

Gina Barbour
Printed Name of Notary

My Commission Expires: 1/10/2019

Notary Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
GINA BARBOUR
Notary Public
STOWE TWP, ALLEGHENY COUNTY
My Commission Expires Jan 10, 2019