Davidson County DEEDQC
Recvd: 08/23/16 12:23 5 pgs
Fees:27.00 Taxes:0.00
20160823-0088067

THIS INSTRUMENT PREPARED BY:
April MacIntyre
Curphey & Badger PA
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

QUIT CLAIM DEED

Return To:

New Owner(S) Address And Mail Tax Statements To:
Ava N Wallace
6960 Somerset Farcircle
Nashville, TN, 37221

Property Tax ID#: 141 07 0B 121.00
File #: 30772MLD

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, JOSEPH DEGUIRA, an unmarried man and former wife, AVA N. WALLACE f/k/a AVA NICOLE DEGUIRA, an unmarried woman, as Grantors, and AVA N. WALLACE, an unmarried woman, as Grantee, hereby convey all rights, titles and interests that we may have in and to the following described real property located in Williamson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 141 07 0B 121.00

Commonly Known As: 6960 Somerset Farcircle, Nashville, TN, 37221

Prior Deed recorded 3/22/06 Ins.# in Book 20060322-0032609, Williamson County Court Clerk's Office.

AW

Witness my hand this the 9th day of December, 2015.

JOSEPH DEGUIRA

STATE OF TN }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by JOSEPH DEGUIRA, the Grantor, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 9th day of December, 2015.

Notary Public
My Commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

JOSEPH DEGUIRA

Subscribed and sworn to before me this the 9th day of December, 2015.

Notary
My Commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ANW

Witness my hand this the 8th day of December, 2015.

Ava N. Wallace f/k/a Ava Nicole DeGuira
AVA N. WALLACE f/k/a
AVA NICOLE DEGUIRA

STATE OF TN }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by AVA N. WALLACE f/k/a AVA NICOLE DEGUIRA, the Grantor, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 8th day of December, 2015.

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 7-24-2017

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

Ava N. Wallace f/k/a Ava Nicole DeGuira
AVA N. WALLACE f/k/a
AVA NICOLE DEGUIRA

Subscribed and sworn to before me this the 8th day of December, 2015.

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary
My Commission expires: 7-24-2017

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.

Escrow File No.: **30772MLD**

EXHIBIT "A"

Situated in the County of Davidson, State of Tennessee, described as follows to-wit:

Land in Davidson County, TN, being Lot No. 120 on the Plan of Somerset Farms, Section 4, Phase 2, a planned unit Development, as of record in Plat Book 9700, Page 366, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description. Be the same more or less but subject to all legal highways.

Ava N Wallace

True Copy Certification

I, Chris Evans, 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 Texas

County of Denton

Personally appeared before me, Sally Lim a notary public for this county and state, Chris Evans who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

Sally Lim

My Commission Expires: 9-10-18

Notary' Seal (if on paper)

SALLY LIM
Notary Public, State of Texas
My Commission Expires
September 10, 2018