Davidson County DEEDQC
Recvd: 09/02/16 16:19 4 pgs
Fees:22.00 Taxes:0.00
20160902-0092940

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

QUIT CLAIM DEED

Return To:

New Owner(S) Address &
Mail Tax Statements To:
Sonya L. Nixon
6712 Sunnywood Drive
Nashville, TN 37211

Property Tax ID#: 181 01 0B 146.00
File #: FNTGI-101225174-136440-CJ

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, SONYA L. NIXON, a married woman who acquired title as unmarried herein joined by her spouse TODD ALAN GOTSHALL, as Grantors, hereby convey all rights, titles and interests that we may have in to SONYA L. NIXON, a married woman, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 181 01 0B 146.00
Property Address: 6712 Sunnywood Drive, Nashville, TN 37211

Prior Deed recorded 06/11/2007 as Instrument 200706110069619, Davidson County Court Clerk's Office.

Witness our hands this the 26 day of August, 2016.

SONYA L. NIXON

TODD ALAN GOTSHALL

STATE OF TN }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, SONYA L. NIXON and TODD ALAN GOTSHALL, the Grantors, 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 26th day of August, 2016.

Notary Public
My Commission expires: Nov. 6, 2017

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

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

SONYA L. NIXON

TODD ALAN GOTSHALL

Subscribed and sworn to before me this the 26th day of August, 2016.

Notary
My Commission expires: Nov. 6, 2017

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 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.

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 11, ON THE PLAN OF PHASE TWO 2ND ADDITION TO SUGAR VALLEY, AN RS-10 CLUSTER LOT SUBDIVISION, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20060322-0032604, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Parcel ID: 181 01 0B 146.00

Commonly known as 6712 Sunnywood Drive, Nashville, TN 37211
However, by showing this address no additional coverage is provided

BEING THE SAME PROPERTY CONVEYED TO **SONYA L. NIXON** BY DEED RECORDED ON **June 11, 2007** IN **Instrument: 200706110069619**.

True Copy Certification

I, Joseph Luis Prado, Jr., do hereby make oath that I am licensed attorney and/or 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

Printed Name: Joseph Luis Prado, Jr.

State of California

County of Orange

Personally appeared before me, T. House a notary public for this county and state, Joseph Luis Prado, Jr., 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: 2-3-19

Notary Seal:

T. HOUSE
Commission # 2096091
Notary Public - California
Los Angeles County
My Comm. Expires Feb 3, 2019