THIS INSTRUMENT PREPARED BY:
Mortgage Connect, LP
260 Airside Drive
Moon Township, PA 15108

Davidson County	DEEDQC
Recvd: 09/06/16 12:26	4 pgs
Fees:22.00 Taxes:0.00	
20160906-0093347	

QUITCLAIM DEED

THIS INDENTURE, Made this 26 day of August, 2016, by and between Kimberly D. Christmon, an unmarried woman and Ronald D. Christmon, an unmarried man, who acquired title as married of the County of DAVIDSON, State of Tennessee, party/parties of the first part, and Kimberly D. Christmon, an unmarried woman of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is 224 BAYLEE MIKA PLACE, JOELTON TN, 37080).

BEING the same premises which NVR, INC., a Virginaia Coprperation, succesor be merger to Fox Ridge Homes INC. in deed dated 1/26/2001 and recorded 2/1/2001 in the DAVIDSON County Recorder's Office in Deed Book Volume 20030605-0077688, page , granted and conveyed to Kimberly D. Christmon, an unmarried woman.

WITNESSETH, that the said party/parties of the first part, in consideration of the sum of ten 100 DOLLARS, paid by the said party/parties of the second part, (the receipt of which is hereby acknowledged), do by these presents, REMISE, RELEASE, and FOREVER QUIT-CLAIM unto the said party/parties of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the County of DAVIDSON and State of Tennessee, to-wit:

See Exhibit A attached hereto and made a part hereof

THIS CONVEYANCE is subject to any and all restrictions, easements, setback lines, right-of-ways, conditions plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

All of the estate, right, title and interest of the parties of the first part therein, with the hereditaments and appurtenances thereto pertaining, hereby releasing all claims whatsoever to the said party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, The said party/parties of the first part have/has hereunto set hand and seal the day and year above written.

Kimberly D. Christmon
Kimberly D. Christmon

Ronald D Christmon
Ronald D. Christmon

State of TN.

County of Davidson (SS)

Notary expiration date: 9/28/2016

EDDIE N. MORTHEL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

On this 26 day of August in the year 2016, before me, the undersigned notary public, personally appeared Kimberly D. Christmon & Ronald D. Christmon known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

Eddie N. Morthel
Notary Public

VALUATION AFFIDAVIT

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

Kimberly D. Christmon
Affiant

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

Eddie N. Morthel
Notary Public
My Commission Expires: 9-28-2016

EDDIE N. MORTHEL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 793760

TAXPAYER/OWNER: Kimberly D. Christmon, an unmarried woman
ADDRESS: 224 BAYLEE MIKA PLACE, JOELTON TN, 37080

Exhibit A Legal Description

A certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Being Lot No. 11 on the Plan of Chase Pointe, Section Five, of record as Instrument No. 200001100003085, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description. Also 1/55th interest in the common areas of Chase Pointe, all sections, including but not limited to the two lights at the entrance way, the stone walls at the entrance way, the bam on Union Hill Road and all surrounding areas.

Being the same property as conveyed from NVR, Inc., a Virginia Corporation, successor by merger to Fox Ridge Homes, Inc. to Ronald D. Christmon and wife, Kimberly D. Christmon as set forth in Deed Instrument #20010201-0010058 dated 01/26/2001, recorded 02/01/2001, DAVIDSON County, TENNESSEE.

022 02 0 060.00

True Copy Certification

I, SUZANNE RAFLA, 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 this this is a true and correct copy of the original document executed and authenticated according to law.

Suzanne Rafla
SUZANNE RAFLA

STATE OF PENNSYLVANIA
COUNTY OF Allegheny

Before me Mark J Appugliese, the undersigned officer, personally

Appeared Suzanne Rafla, known to me (or satisfactorily proven) to be

The person whose name is subscribed to the within instrument, and

acknowledged that she (he/she/they) executed the same for the purposes

therein contained.

In witness whereof, I hereunto set my hand and official seal.

Mark J Appugliese
Notary Public
Printed Name: Mark J Appugliese
My Commission Expires:
5/17/19

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES