Davidson County DEEDQC
Recvd: 10/27/16 14:05 4 pgs
Fees:22.00 Taxes:0.00
20161027-0113729

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 1 day of October, 2016, by and between **Charles F. James Sr., married**, hereinafter known and referred to as GRANTOR, and **Charles F. James Sr. and Deborah James, husband and wife**, as tenants by the entirety, whose tax mailing address is 2816 Cato Ridge Drive, Nashville, Tennessee, 37218, hereinafter known and referred to as GRANTEES;

W I T N E S S E T H :

For and in consideration of the sum of **$0.00**, cash in hand paid by Grantees to Grantor, the receipt of all of which is hereby acknowledged, the Grantor has bargained, sold, aliened, and conveyed, and do by these presents quitclaims unto the Grantees, as tenants by the entirety, a certain tract of real estate more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 260, on the Plan of Jordan Ridge at Eaton's Creek, Phase 9 as shown on a plat of record in Instrument No, 20090618-0056870, Register's Offfie for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same parcel conveyed to Charles F. James, Sr from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, by virtue of a deed dated 12/3/2010, recorded 12/13/2010, as Instrument no. 20101213-0099059 County of Davidson, State of Tennessee.

Assessor's Parcel No: 058-09-0-A25-60-0CO

This conveyance is exempt from transfer tax under T.C.A 67-4-409(a)(3)(A), as same creates a tenancy by the entirety from one spouse to the other, and therefore, no oath of value is required in accordance with the provisions of T.C.A. 67-4-409(a)(5).

IN TESTIMONY WHEREOF, witness the hand of the Grantor herein, all on this the day and year first above written.

Charles F. James Sr.

GRANTOR

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 7 day of October, 2016, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Charles F. James Sr.

Notary Public
My Commission Expires: 3-7-2017

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

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Charles F. James Sr. and Deborah James
2816 Cato Ridge Drive
Nashville, TN 37218

Property Owner and Address:
Charles F. James Sr. and Deborah James
2816 Cato Ridge Drive
Nashville, TN 37218

This instrument prepared without title examination by:
John E. Norman, Esq.
333 West Vine Street, Suite 207
Lexington, KY 40507
(859) 252-1690
21360385

Quitclaim Deed

STATE OF PENNSYLVANIA
COUNTY OF _____)

I, (affiant name), hereby swear or affirm that the actual consideration is $ 0.00

Patricia Morsillo
Affiant Patricia Morsillo

Affiant, (affiant name), subscribed and sworn before me this 25 day of Oct., 2016

Notary Public

My commission expires: 4.27.2018

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

True Copy Certification

I, Jaime L. Petrosky, 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.

Jaime L. Petrosky
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Jaime L. Petrosky, 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: 4-27-2018
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES