Davidson County DEEDQC
Recvd: 11/03/16 15:22 4 pgs
Fees:22.00 Taxes:0.00
20161103-0116695

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:
Michael Sean Kotora and Emily Nowers Kotora
4815 Shadecrest Drive
Nashville, TN 37211

Property Tax ID#: 147 06 0 021.00
File #: FNTGI-101401514-150943-CJ

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, MICHAEL SEAN KORORA and EMILY NOWERS KOTORA f/k/a EMILY NOWERS, husband and wife, as Grantors, hereby convey all rights, titles and interests that we may have in to MICHAEL SEAN KOTORA and EMILY NOWERS KOTORA, husband and wife, Tenants by the Entirety, as Grantees, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 147 06 0 021.00
Property Address: 4815 Shadecrest Drive, Nashville, TN 37211

Prior Deed recorded 07/07/2014, in Instrument 20140707-0059717, Davidson County Court Clerk's Office.

Witness our hands this the 24 day of October, 2016.

MICHAEL SEAN KORORA

Emily Nowers Kotora f/k/a
Emily Nowers

EMILY NOWERS KOTORA f/k/a
EMILY NOWERS

STATE OF TN }

COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, MICHAEL SEAN KORORA and EMILY NOWERS KOTORA f/k/a EMILY NOWERS, 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 24 day of October, 2016.

Notary Public
My Commission expires: 1/8/19

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

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

MICHAEL SEAN KORORA

Emily Nowers Kotora f/k/a
Emily Nowers

EMILY NOWERS KOTORA f/k/a
EMILY NOWERS

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Subscribed and sworn to before me this the 24 day of OCTOBER, 2016.

Notary
My Commission expires: 1/8/19

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. 53 ON THE PLAN OF SECTION ONE (REVISED), CALDWELL HALL, OF RECORD IN PLAT BOOK 2900, PAGES 57, 58 AND 59, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Parcel ID: 147 06 0 021.00

Commonly known as 4815 Shadecrest Drive, Nashville, TN 37211
However, by showing this address no additional coverage is provided

BEING THE SAME PROPERTY CONVEYED TO **MICHAEL SEAN KOTORA AND EMILY NOWERS** BY DEED RECORDED ON **July 7, 2014** IN **Instrument: 20140707-0059717**.

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