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

Davidson County DEEDQC
Recvd: 11/04/16 14:05 4 pgs
Fees:22.00 Taxes:0.00
20161104-0117174

QUIT CLAIM DEED

Return To:
Stewart
500 North Broadway 9th Floor
St. Louis, MO 63102

New Owner(S) Address And Mail Tax Statements To:
Morgan L. Lomax
2116 Hobbs Road, Apt A3
Nashville, TN 37215

Property Tax ID#: 131020A00300CO
File #: 1600614931

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, I, MORGAN L. LOMAX, an unmarried woman, and JUANITA LOMAX, an unmarried woman, as joint tenants, with rights of survivorship and not as tenants in common, as Grantor, hereby convey all rights, titles and interests that we may have in the property, to MORGAN L. LOMAX, an unmarried 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: 131020A00300CO

Commonly Known As: 2116 Hobbs Road, Apt A3, Nashville, TN 37215

Prior Deed recorded 06/16/2009 in Instrument 20090616-0056049 Davidson County Court Clerk's Office.

Witness my hand this the 28 day of October, 2016.

MORGAN L. LOMAX

JUANITA LOMAX

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by MORGAN L. LOMAX and JUANITA LOMAX, 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 28th day of October, 2016.

TEEANNA DAVIS BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission expires: 5-8-18

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

MORGAN L. LOMAX

JUANITA LOMAX

TEEANNA DAVIS BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Subscribed and sworn to before me this the 28th day of October, 2016.

Notary
My Commission expires: 5-8-18

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"

SITUATED IN COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS, TO-WIT:

ALL THAT CERTAIN CONDOMINIUM SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS UNIT A-3, A HORIZONTAL PROPERTY REGIME OF HOBBS HOUSE CONDOMINIUM APARTMENTS, BOOK 5200 AT PAGE 54, RECORDED 05/23/1978.

LEGAL PROJECT NAME-HOBBS HOUSE

BEING THAT PARCEL OF LAND CONVEYED OR ASSIGNED TO MORGAN L. LOMAX, AN UNMARRIED WOMAN AND JUANITA LOMAX, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON FROM MORGAN L. LOMAX, AN UNMARRIED WOMAN AND JUANITA LOMAX, AN UNMARRIED WOMAN, WHO ACQUIRED TITLE INCORRECTLY AS MORGAN L. LOMAX AND WIFE JUANITA LOMAX BY DATED 03/13/2009 AND RECORDED 06/16/2009 IN DEED INSTRUMENT 20090616-0056049 OF THE DAVIDSON COUNTY, TENNESSEE PUBLIC REGISTRY.

TAX ID: 131020A00300CO

True Copy Certification

I, CHERI HACKETHAL, 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

CHERI HACKETHAL

State of MISSOURI

County of CITY OF ST LOUIS

Personally appeared before me, Brandon Williams, a notary public for this county and state, Cheri Hackethal who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

BRANDON WILLIAMS

My Commission Expires: 12/5/2017

Notary' Seal (if on paper)

BRANDON WILLIAMS
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis City
My Commission Expires: Dec. 5, 2017
13077824