Davidson County DEEDQC
Recvd: 11/10/16 09:28 7 pgs
Fees:37.00 Taxes:0.00
20161110-0118951

When Recorded Return to:
Indecomm Global Services
As Recording Agent Only
1260 Energy Lane
St. Paul, MN 55108
804 97658

AFTER RECORDING RETURN TO:
DEMETRIUS JOHN PALAVOS
TINA LEE PALAVOS
JOAN C. BILLECI
4356 N. NATOMA AVENUE
MERIDIAN, ID 83646
File No. 01-16066276-03T

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Parcel ID No.: 37211

Rec 1st QUIT CLAIM DEED

THIS DEED made and entered into on this 14 day of October, 2016, by and between **DEMETRIUS JOHN PALAVOS, A/K/A DEMETRIUS PALAVOS AND TINA LEE PALAVOS, A/K/A TINA PALAVOS, HUSBAND AND WIFE**, a mailing address of 4356 N. NATOMA AVENUE, MERIDIAN, ID 83646, hereinafter referred to as Grantor(s) and **DEMETRIUS JOHN PALAVOS AND TINA LEE PALAVOS, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHP, AS TO AN UNDIVIDED ONE-HALF INTEREST AND JOAN C. BILLECI, AN UNMARRIED WOMAN, AS TO AN UNDIVIDED ONE-HALF INTEREST, ALL AS TENANTS IN COMMON**, a mailing address of 4356 N. NATOMA AVENUE, MERIDIAN, ID 83646, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, have this day remise, release, quitclaim and conveyed to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 519 ST. JULES LANE, NASHVILLE, TN 37211

Subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to DEMETRIUS PALAVOS AND TINA PALAVOS, HUSBAND AND WIFE in a Warranty Deed from REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY recorded under DOCUMENT NO. 20070608-0068723, recorded on 06/08/2007 in DAVIDSON County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

DEMETRIUS JOHN PALAVOS, A/K/A DEMETRIUS PALAVOS

TINA LEE PALAVOS, A/K/A TINA PALAVOS

STATE OF Idaho
COUNTY OF Ada

Personally appeared before me, the undersigned notary public of the aforesaid County and State, DEMETRIUS JOHN PALAVOS, A/K/A DEMETRIUS PALAVOS, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Boise Idaho, this 14 day of October, 2016.

Notary Public
My Commission expires: 3-18-20

STATE OF Idaho
COUNTY OF Ada

Personally appeared before me, the undersigned notary public of the aforesaid County and State, TINA LEE PALAVOS, A/K/A TINA PALAVOS, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Boise Idaho, this 14 day of October, 2016.

Notary Public
My Commission expires: 3-18-20

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 Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

ACKNOWLEDGMENT

STATE OF Idaho

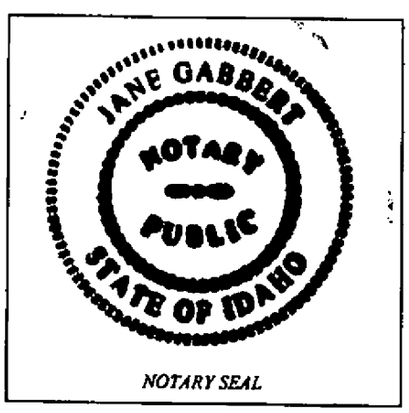
COUNTY OF ADA

On 10-14-16 (DATE) before me, Jane Gabbert (NAME, TITLE OF OFFICER E.G. NOTARY PUBLIC), personally appeared

Demetrius John Palavos

NAME OF SIGNERS

___ personally known to me - or - ___ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



NOTARY SEAL

WITNESS my hand and official seal.

Jane Gabbert

SIGNATURE OF NOTARY

MY COMMISSION EXPIRES ON: 3-18-20

Description of Attached Document:

Title or type of document: Quit Claim deed

Document Date: 10-14-16 Number of Pages: _____

Signers Other Than Named Above: _____

Loan #: _____

ACKNOWLEDGMENT

STATE OF Idaho

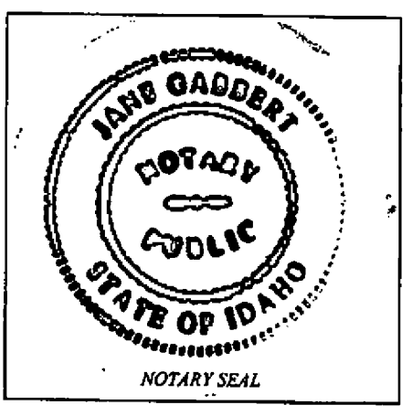
COUNTY OF ADA

On 10-14-16 (DATE) before me, Jane Gabbert (NAME, TITLE OF OFFICER E.G. NOTARY PUBLIC), personally appeared

Tina Lee Palacios

NAME OF SIGNERS

___ personally known to me - or - X proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



NOTARY SEAL

WITNESS my hand and official seal.

Jane Gabbert
SIGNATURE OF NOTARY

MY COMMISSION EXPIRES ON: 3-18-20

Description of Attached Document:

Title or type of document: Quit Claim Deed

Document Date: 10-14-16 Number of Pages: _____

Signers Other Than Named Above: _____

Loan #: _____

VALUATION AFFIDAVIT

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

Affiant

Affiant

Affiant

STATE OF Idaho
COUNTY OF ~~ADA~~

Sworn to before me this 14 day of October, 2016.

Notary Public
My Commission Expires: 3-18-20

JANE GABBERT
Notary Public
State of Idaho

Name and address for person(s) responsible for taxes:

DEMETRIUS JOHN PALAVOS
TINA LEE PALAVOS
JOAN C. BILLECI
4356 N. NATOMA AVENUE
MERIDIAN, ID 83646

Name and address of property owner:
DEMETRIUS JOHN PALAVOS
TINA LEE PALAVOS
JOAN C. BILLECI
4356 N. NATOMA AVENUE
MERIDIAN, ID 83646

EXHIBIT A

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

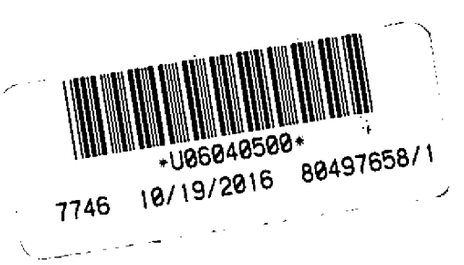
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 809 AS SHOWN ON EXHIBIT "B" TO THE SUPPLEMENTAL DECLARATION OF CHARTER, EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE RESIDENTIAL NEIGHBORHOOD OF LENOX VILLAGE, A TRADITIONAL NEIGHBORHOOD DEVELOPMENT, ANNEXING ADDITIONAL PROPERTY TO THE TOWN CENTER HOMES, A HORIZONTAL PROPERTY REGIME AND RESIDENTIAL NEIGHBORHOOD (ADDITIONAL 21 TOWNHOMES UNIT OF SECTION TWO, THE TOWN CENTER HOMES), OF RECORD AS INSTRUMENT NO. 20060622-0074677 IN THE REGISTER'S OFFICE FOR SAID COUNTY; ALSO BEING PART OF THE SAME PROPERTY SHOWN AS LOT NO. 508 ON THE PLAN OF SECTION 2, THE TOWN CENTER HOMES AT LENOX VILLAGE OF RECORD AS INSTRUMENT NO. 20050322-0031182 AS REVISED BY INSTRUMENT NO. 20061103-0136911 IN SAID REGISTER'S OFFICE.

TAX ID NO: 172 12 0D 543.00

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR:	REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY
GRANTEE:	DEMETRIUS PALAVOS AND TINA PALAVOS, HUSBAND AND WIFE
DATED:	05/31/2007
RECORDED:	06/08/2007
DOC#/BOOK-PAGE:	20070608-0068723

ADDRESS: 519 ST. JULES LN, NASHVILLE, TN 37211



I, LATHA PARAMESWARAN 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

State of Minnesota

County of Ramsey

Personally appeared before me, Xong Vang, a notary public for this county and state, LATHA PARAMESWARAN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

XONG VANG
Notary Public-Minnesota
My Commission Expires Jan 31, 2017

MY COMMISSION EXPIRES: January 31, 2017

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).