This instrument prepared by:
First American Title Insurance Company
Mortgage Services Division-NTP
1500 Solana Blvd., Bldg. 6 Suite 6200
Westlake, Texas 76262
(800)675-7094

File No.: **8815480n**

Davidson County DEEDQC
Recvd: 12/21/16 15:00 5 pgs
Fees:27.00 Taxes:0.00
20161221-0134395

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 11/12/16, by and between MICHELLE RICHARDSON, A MARRIED WOMAN WHO ACQUIRED TITLE AS MICHELLE BRUZDA, A SINGLE WOMAN, JOINED BY HER SPOUSE CRAIG NORMAN RICHARDSON, party of the first part, and MICHELLE RICHARDSON, A MARRIED WOMAN, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of NASHVILLE, County of DAVIDSON, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by 06/30/2005 Deed of record in: Book N/A, Page No. N/A or Instrument No.: 20050630-0075121 in said Registor's office.

The property is improved with an address of: 2909 TEAKWOOD DR, NASHVILLE, Tennessee 37214

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

Michelle Richardson
MICHELLE RICHARDSON

CRAIG NORMAN RICHARDSON

STATE OF **Tennessee**

COUNTY OF **DAVIDSON**

Personally appeared before me, (name of notary public), **MICHELLE RICHARDSON AND CRAIG NORMAN RICHARDSON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 11/12/10.

Notary Public Ann Stathos Donnell

My Commission Expires: 12/06/10

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF **Tennessee**

COUNTY OF **DAVIDSON**

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

Affiant

Subscribed and sworn to before me this the 11/12/10.

Notary Public

My Commission Expires: 12/04/10

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
09610009500

NAME AND ADDRESS OF A PROPERTY OWNER:
MICHELLE RICHARDSON
2909 TEAKWOOD DR,
NASHVILLE, TN 37214

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
Michelle Richardson
2909 Teakwood Drive
Nashville, TN 37214

WHEN RECORDED, RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1500 SOLANA BLVD, BLDG. 6
WESTLAKE, TX 76262
ATTN: RECORDING

Exhibit "A"

ALL THAT CERTAIN LAND SITUATED IN THE STATE OF Tennessee, COUNTY OF DAVIDSON, CITY OF NASHVILLE, DESCRIBED AS FOLLOWS:

BEING KNOWN AND DESIGNATED AS LOT 245, CLOVERHILL SECTION 5, FILED IN PLAT BOOK 2133, PAGE 88, RECORDED 03/31/1954.

Being all of that certain property conveyed to MICHELLE BRUZDA, A SINGLE WOMAN from MICHELLE BRUZDA, FORMERLY KNOWN AS MICHELLE RICHARDSON, A SINGLE WOMAN, by deed dated June 21, 2005 and recorded June 30, 2005 IN INSTRUMENT NO. 20050630-0075121 of official records.

APN #: **096 10 0 095.00**

Commonly known as: 2909 TEAKWOOD DR, NASHVILLE, TN 37214

RICHARDSON
52239146 TN
FIRST AMERICAN ELS
QUIT CLAIM DEED

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True Copy Certification

I, MELONY WITTHAUS, 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 Texas

County of Tarrant

Personally appeared before me, MELINDA SPINK, a notary public for this county and state, MELONY WITTHAUS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MELINDA SPINK
Notary Public, State of Texas
Comm. Expires 07-18-2018
Notary ID 12968996-8

Notary's Signature
MELINDA SPINK

My Commission Expires: 07/18/2018
Notary' Seal (if on paper)