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

Davidson County DEEDQC
Recvd: 12/27/16 13:23 4 pgs
Fees:22.00 Taxes:0.00
20161227-0135635

QUIT CLAIM DEED

Return To:

New Owner(S) Address &
Mail Tax Statements To:
Allen S. Smith & Linda Beard Smith
5177 Singing Hills Drive
Antioch, TN 37013

Property Tax ID#: 176010A03100CO
File #: FNTGI-101529152-159647-CJ

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, I, ALLEN S. SMITH, a married man, herein joined by his spouse LINDA BEARD SMITH, as Grantor, hereby conveys all rights, titles and interests that I may have in to ALLEN S. SMITH and LINDA BEARD SMITH, husband and wife, as joint tenants, as Grantees, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 176010A03100CO
Property Address: 5177 Singing Hills Drive, Antioch, TN 37013

Prior Deed recorded 06/19/2013 in Instrument 20130619-0062720, Davidson County Court Clerk's Office.

Witness my hand this the 9th day of December, 2016.

ALLEN S. SMITH

LINDA BEARD SMITH

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, ALLEN S. SMITH and LINDA BEARD SMITH, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 9th day of December, 2016.

Notary Public

My Commission expires: 8-19-2017

MARCUS M. DUNLAP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-19-2017

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

ALLEN S. SMITH

LINDA BEARD SMITH

Subscribed and sworn to before me this the 9th day of December, 2016.

Notary

My Commission expires: 8-19-2017

MARCUS M. DUNLAP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-19-2017

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. 31 ON THE PLAN OF THE ESTATES OF HICKORY WOODS, OF RECORD IN INSTRUMENT 20010412-0036163, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Parcel ID: 176010A03100CO

Commonly known as 5177 Singing Hills Dr., Antioch, TN 37013
However, by showing this address no additional coverage is provided

BEING THE SAME PROPERTY CONVEYED TO **ALLEN S. SMITH** BY DEED RECORDED ON **June 19, 2013** IN **Instrument: 20130619-0062720**

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