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This Instrument prepared by:

Davidson County DEEDQC
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Fees:22.00 Taxes:0.00
20161230-0137198

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Deeds on Demand, PC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Return to: Robert N. Modert and Amy E. Modert, 510 Chandler Place, Hermitage, TN 37076

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Robert N. Modert and Amy E. Modert	SAME AS OWNER	086-06-0A-510.00
510 Chandler Place		
Hermitage, TN 37076		

231516

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, AMY E. MODERT who acquired title as AMY PELPHREY, now married, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto ROBERT N. MODERT and AMY E. MODERT, husband and wife, hereinafter referred to as "Grantee", whose mailing address is: 510 Chandler Place, Hermitage, TN 37076, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 510 on the Plan of Steeplechase Condominiums, according to the Master Deed of record in Book 6816, Page 483, as amended by Book 7390, Page 1, in the Register's Office for Davidson County, Tennessee, and Plan of record in Book 6200, Page 454, in the Register's Office for Davidson County, Tennessee, to which Plan and Master Deed, reference is here made for a more complete and accurate description.

TAX ID NO.: 086-06-0A-510.00

BEING the same property conveyed to Amy Pelphrey, unmarried, by Deed dated September 6, 2002, and recorded September 9, 2002, in Instrument Number 20020909-0109229, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121:
The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 510 Chandler Place, Hermitage, TN 37076.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 23 day of December, 2016.

Amy E Modert who acquired title as Amy Pelphrey

AMY E. MODERT who acquired title as
AMY PELPHREY

STATE OF TENNESSEE
COUNTY OF Wilson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that AMY E. MODERT who acquired title as AMY PELPHREY, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing her name(s), on this 23 day of December, 2016.

Claudia Boyatt
Notary Public
My Commission expires: 9-11-2017

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

Affiant/Grantee

Subscribed and sworn to before me this 23 day of December, 2016.

Notary Public
My Commission expires: 9-11-2017

True Copy Certification

I, Jessica Anne Hanson-Betz, 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 CA

County of ORANGE

Personally appeared before me, ~~[Name of Notary],~~ TYLER FAWCETT a notary public for this county and state, ~~[name of person making certification]~~ * who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

* Jessica A.H Betz

My Commission Expires: Nov. 26, 2018

Notary' Seal (if on paper)

TYLER FAWCETT
Commission # 2091594
Notary Public - California
Orange County
My Comm. Expires Nov 26, 2018