Davidson County DEEDQC
Recvd: 12/30/16 10:56 4 pgs
Fees:22.00 Taxes:0.00
20161230-0137357

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

QUIT CLAIM DEED

Return To:

New Owner(S) Address &
Mail Tax Statements To:
Brian Hamblen
1349 Cardinal Ave.
Nashville, TN 37216

Property Tax ID#: 06116004900
File #: 65478MLD

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, BRIAN HAMBLEN, a married man, who acquired title as unmarried, herein joined by his spouse KATHERINE ELIZABETH HAMBLEN, as Grantors, hereby convey all rights, titles and interests that we may have in to BRIAN HAMBLEN, a married man, as Grantee, to the following described real property located in **Davidson County, Tennessee, to wit :**

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 172CB07400000
Property Address: 524 Indian Trail, Medina, TN 38355

Prior Deed recorded 7/13/2007 in ~~Book~~ _____ ~~Page~~ _____ **Davidson County Court** Clerk's Office. Instrument # 20070713-0083913

Witness our hands this the 22nd day of December, 2016.

BRIAN HAMBLEN

KATHERINE ELIZABETH HAMBLEN

STATE OF TN)

COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by BRIAN HAMBLEN and KATHERINE ELIZABETH HAMBLEN, the Grantors, with whom I am personally acquainted (or who have 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 22nd day of December, 2016.

TINA KELLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission expires: 10/23/2019

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

BRIAN HAMBLEN

KATHERINE ELIZABETH HAMBLEN

Subscribed and sworn to before me this the 22nd day of December, 2016.

TINA KELLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary
My Commission expires: 10/23/2019

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"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 30 AND THE NOTHWESTERLY 10 FEET OF THE LOT NO. 31, BLOCK "A", ON THE MAP OF GREENLAND ESTATES AS OF RECORD IN BOOK 974, PAGE 13, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Parcel Number: 06116004900
Property Address: 1349 Cardinal Ave Nashville, TN 37216

True Copy Certification

I, Carroll Owen, 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.

Carroll Owen
Signature

State of TEXAS

County of COLLIN

Personally appeared before me, LISA HANUS a notary public for this county and state, Carroll Owen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa Hanus
Notary's Signature

My Commission Expires: 05-14-2019
Notary' Seal (if on paper)

