Davidson County DEEDQC
Recvd: 12/30/16 12:59 4 pgs
Fees:22.00 Taxes:0.00
20161230-0137456

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

# QUIT CLAIM DEED

New Owner(S) Address &
Mail Tax Statements To:
Michelle L. Spezia and Jacob Murry
1302 Woodland Street
Nashville, TN 37206

Property Tax ID#: 083 09 0 164.00
File #: 163549N

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, MICHELLE L. SPEZIA married to JACOB MURRY, as Grantors, hereby convey all rights, titles and interests that we may have in to MICHELLE L. SPEZIA and JACOB MURRY, wife and husband, as Grantees, to the following described real property located in Davidson County, Tennessee, to wit:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A**

Parcel ID: 083 09 0 164.00
Property Address: 1302 Woodland Street, Nashville, TN 37206

Prior Deed recorded 4-21-11 in Book NA Page NA Davidson County Court Clerk's Office. Instrument No. 20110421-0030727

#F163549N

Return to:
Progressive Land Title Agency, Ltd.
5000 Rockside Rd., Ste. 420
Independence, OH 44131

Witness our hands this the 8 day of November, 2016.

MICHELLE L. SPEZIA

JACOB MURRY

STATE OF TN }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by MICHELLE L. SPEZIA and JACOB MURRY, 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 8 day of November, 2016.

Ella K Butler
Notary Public
My Commission expires: 12/06/2016

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My comm. exp. Dec. 6, 2016

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

MICHELLE L. SPEZIA

JACOB MURRY

Subscribed and sworn to before me this the 8 day of November 2016.

Ella K Butler
Notary
My Commission expires: 12/06/2016

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My comm. exp. Dec. 6, 2016

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"

## LEGAL DESCRIPTION

Case Number: 163549N

Permanent Parcel No.: 083 09 0 164.00

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being part of Lots No.2 And 3, on the plan of E.S. Priest's Subdivision of record in Plat Book 161, Page 43, in the Register's Office of Davidson County, Tennessee. Beginning at a point on the Southerly margin of Woodland Street, formerly Lindsley Avenue, 50.5 feet Easterly from 13th Street, the Northeast comer of Lot No. 1 in said subdivision; thence Southwardly with the dividing line between Lot Nos. I and 2,186 feet 8-1/2 inches to an alley; thence Eastwardly with said alley, 53.0 feet; thence in a Northerly direction crossing the dividing line between said Lot Nos. 2 and 3 at a point 53.0 feet from Woodland Street, in all 193 feet 5-1/2 inches, more or less, to Woodland Street; thence Westwardly with Woodland Street, 49.5 feet to the beginning.

Being the same premises conveyed to Michelle L. Spezia, a single woman, from Celeste Mize, an unmarried individual, by Warranty Deed dated April 19, 2011 and recorded April 21, 2011 as Instrument No 20110421-0030727 of Davidson County Records.

The following is provided as an accommodation for informational purposes only. No insurance is provided over the same:

Subject premises is commonly known as: 1302 Woodland Street, Nashville, Tennessee 37206

The instrument constituting the source of the Borrower's interest in the foregoing described property was a **Deed** recorded on **April 21, 2011** in **Instrument No. 20110421-0030727** in the Register's Office of **Davidson County**, Tennessee.

Certification Page Efile

Cross-reference: Certification Page by Attorney

T.C.A. – 66-24-101 (d3) – The certification of an electronic document shall be made by either a licensed attorney or the custodian of the electronic version of the document and the signature of that person shall be acknowledged by a notary public. The certification shall be transmitted with the electronic document and shall be recorded by the county register as a part of the document being registered. The certification exact form is prescribed – please see the TCA.

Public Chapter 420

Effective July 1, 2007

I, _____Renee Kozak_____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.

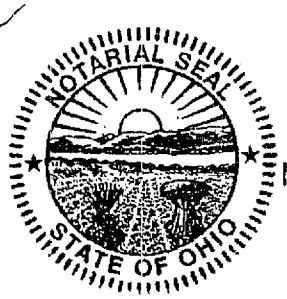
X_____

State of OHIO
County of CUYAHOGA

Personally appeared before me__Tonya Loga_____, , a notary public for this county and state, Renee Kozak 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:
Notary's Seal




TONYA M SMITH-LOGA
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES
NOVEMBER 23, 2019