After Recording Return to:

Return/Mail to: NCS / PTC
9087 Foothills Blvd, Ste 700
Roseville, CA 95747

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Davidson County DEEDQC
Recvd: 01/06/17 13:53 3 pgs
Fees:17.00 Taxes:0.00
20170106-0001892

Map & Parcel:
181-01-0A-142.00
2301-243414

QUITCLAIM DEED

{Exempt from Taxation Pursuant to T. C. A § 67-4-409 (3) (A) (i) }
[this deed is being executed to update marital status ~~and add spouse to title~~]

New Owner/ Property Being Conveyed
Deborah E. Daniel
6732 Sugar Hill Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 23 day of DEC., 2016 between DEBORAH E. DANIEL, formerly known as Deborah E. Bass, *an unmarried woman*, residing at 6732 Sugar Hill Drive, Nashville, TN 37211 hereinafter referred to as "**Party of the First Part**" and DEBORAH E. DANIEL, an unmarried woman, hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in the County of Davidson, Tennessee and being further bounded and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 196 ON THE PLAN OF SUGAR VALLEY, SECTION FOUR, OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS INSTRUMENT NO. 200005230051444, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO DEBORAH E. BASS FROM YAZDIAN CONSTRUCTION, INC. BY A WARRANTY DEED DATED MAY 10, 2001 AND RECORDED

JUNE 14, 2001 AS INSTRUMENT NO. 20010614-0062908 IN THE COUNTY CLERK'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 6732 Sugar Hill Drive, Nashville, TN 37211
The legal description was obtained from a previously recorded instrument.

Grantor herein attests that she has changed her name from Bass to Daniel with all the applicable state and federal agencies (Social Security Administration, Department of Motor Vehicles, etc.) and that all current government issued identification is presently in the name of Deborah E. Daniel.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Deborah E Daniel 12/23/16

DEBORAH E. DANIEL
formerly known as Deborah E. Bass

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 23 day of DEC., 2016 before me personally appeared **DEBORAH E. DANIEL, formerly known as Deborah E. Bass** to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Frank Lankford

NOTARY PUBLIC

FRANK LANKFORD
MY COMMISSION EXPIRES
MARCH 10,2019

My Commission Expires:

FRANK LANKFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 10.00.

Deborah E Daniel 12/23/16

DEBORAH E. DANIEL
formerly known as Deborah E. Bass

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

Frank Lankford

NOTARY PUBLIC

FRANK LANKFORD
MY COMMISSION EXPIRES
MARCH 10,2019

My Commission Expires:

FRANK LANKFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, Terri Miskell, 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

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CA)
) ss.
County of Placer County)

On Dec. 21, 2016 before me, Maria Spaeth,

Notary Public personally appeared Terri Miskell,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(~~ies~~), and that by ~~his/her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE

Notary Signature

MARIA SPAETH
Commission # 2075526
Notary Public - California
Placer County
My Comm. Expires Aug 20, 2018