This instrument prepared by & Return To:
First American
1500 Solana Blvd., Bldg. 6 Suite 6200
Westlake, Texas 76262
(800)675-7094

Davidson County	DEEDQC
Recvd: 01/12/17 12:11	6 pgs
Fees:32.00 Taxes:0.00	
20170112-0003633	

File No.: **8805473n**

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 12/1/16, by and between PETER J. HOLLAND AND CAITLYN G. HOLLAND, HUSBAND AND WIFE, party of the first part, and PETER J. HOLLAND AND CAITLYN G. HOLLAND, HUSBAND AND WIFE, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of NASHVILLE, County of DAVIDSON, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by 03/01/13 Deed of record in: Book N/A, Page No. N/A or Instrument No.: 20130301-0020591 in said Registor's office.

The property is improved with an address of: 3713 PRINCETON AVE, NASHVILLE, Tennessee 37205

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

PETER J. HOLLAND

Caitlyn G. Holland
CAITLYN G. HOLLAND

STATE OF **Tennessee**

COUNTY OF **DAVIDSON**

Personally appeared before me, (name of notary public), , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 10/24/16.

Notary Public

My Commission Expires: 12/06/16

STATE OF **Tennessee**

COUNTY OF **DAVIDSON**

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

Caitlyn J. Holland

10.24.16

Affiant

Subscribed and sworn to before me this the .

Notary Public

My Commission Expires: 12/06/16

ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF: TN

COUNTY OF: Davidson

On this 24 day of October 2016 before me, Ann Stathos Donnell, a Notary Public, personally appeared Peter J. Holland, Caitlyn A. Holland,

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.

Witness my hand and official seal: (Seal)

Signature: _____

Printed Name: Ann Stathos Donnell

My commission expires: 12/26/16

ANN STATHOS DONNELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Description of attached document:

Title or type of document:_____

Document date:_____ Number of pages:_____

Signers other than the names above: _____

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
104 05 0 163.00

NAME AND ADDRESS OF A PROPERTY OWNER:
PETER J. HOLLAND AND CAITLYN G. HOLLAND, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP
3713 PRINCETON AVE
NASHVILLE, TN 37205

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
Wells Fargo Bank
6200 Park Ave.
Des Moines, IA 50321

EXHIBIT 'A'

BEING LOT 405, PLAN OF RICHLAND REALTY CO'S DIVISION "C", AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 31, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being all of that certain property conveyed to PETER HOLLAND, UNMARRIED AND CAITLYN GIBBONS, UNMARRIED AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP from JENNIFER MICHELLE BALDWIN, TRUSTEE OF THE NORMAJEAN S. WULFERS REVOCABLE TRUST DATED JULY 15, 2011, by deed dated 02/22/2013 and recorded 03/01/2013 IN INSTRUMENT NO. 20130301-0020591 of official records.

APN #: 104 05 0 163.00

Commonly known as: 3713 PRINCETON AVE, NASHVILLE, TN 37205

EXEMPTION CODE: T.C.A. 67-4-409(a)(3)(A)(ii);. By the conveyance from one (1) spouse or both spouses to the original grantor or grantors in the instrument and the original grantor's spouse

HOLLAND TN
52145347
FIRST AMERICAN ELS
QUIT CLAIM DEED

True Copy Certification

I, MELONY WITTHAUS, 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 Texas

County of Tarrant

Personally appeared before me, MELINDA SPINK, a notary public for this county and state, MELONY WITTHAUS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MELINDA SPINK
Notary Public, State of Texas
Comm. Expires 07-18-2018
Notary ID 12988996-8

Notary's Signature
MELINDA SPINK

My Commission Expires: 07/18/2018
Notary' Seal (if on paper)