Davidson County DEEDQC
Recvd: 01/30/17 10:46 6 pgs
Fees:32.00 Taxes:0.00
20170130-0009531

QUITCLAIM DEED

File#: CF-TN-33324

MAIL RECORDED DEED TO:

NICHOLAS J. SCOTT
SAMANTHA L. SCOTT
804 BAY COVE COURT
NASHVILLE, TN 37221

OWNER (SEND TAX BILLS TO):

NICHOLAS J. SCOTT
SAMANTHA L. SCOTT
804 BAY COVE COURT
NASHVILLE, TN 37221

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, NICHOLAS J. SCOTT and SAMANTHA L. SCOTT, formerly known as SAMANTHA L. BARTHOLOMEW, husband and wife (herein, "Grantor"), whose address is 804 Bay Cove Court, Nashville, TN 37221, hereby bargains, sells, remises, releases, quit claims and conveys to NICHOLAS J. SCOTT and SAMANTHA L. SCOTT, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 804 Bay Cove Court, Nashville, TN 37221, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 804 Bay Cove Court, Nashville, TN 37221

WITNESS my hand and seal this 19th day of Dec., 2016

PIN NO: 141 11 0A 056.00-CO

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Nicholas J. Scott

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Nicholas J. Scott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of Dec, 2016.

[Affix Notary Seal]

James A. Farley
SIGNATURE OF NOTARY PUBLIC
My commission expires: 5-26-20

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

GRANTOR:

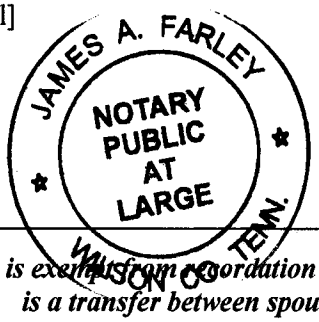
Samantha L. Scott formerly known as Samantha L. Bartholomew
Samantha L. Scott, formerly known as
Samantha L. Bartholomew

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Samantha L. Scott, formerly known as Samantha L. Bartholomew, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of Dec., 2016.

[Affix Notary Seal]



James A. Farley
SIGNATURE OF NOTARY PUBLIC
My commission expires: 5-26-20

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

GRANTEE

Grantee signature _____
Nicholas J. Scott

Subscribed and sworn to under oath before me, this 14th day of Dec., 2016.

[Affix Notary Seal]

James A. Farley
SIGNATURE OF NOTARY PUBLIC
My commission expires: 5-26-20

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 156 ON THE PLAN OF ROLLING RIVER ESTATES, PHASE IV OF RECORD IN PLAT BOOK 5200, PAGE (S) 184 AND 185, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20150331-0027671, on March 31, 2015.

PIN NO: 141 11 0A 056.00-CO

STREET ADDRESS:

804 Bay Cove Court, Nashville, TN 37221

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, **Perre M. Cabell**, 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 **Mississippi**

County of **Hancock**

Personally appeared before me, **Ken L Amacker**, a notary public for this county and state, **Perre M. Cabell** 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: 6/15/17
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77993
KEN L. AMACKER
Commission Expires
June 15, 2017
PEARL RIVER COUNTY