Davidson County DEEDQC
Recvd: 01/31/17 10:21 5 pgs
Fees:27.00 Taxes:0.00
20170131-0010111

Prepared by:
Jason Robert Leibowitz
700 E. Gate Dr. Ste. 400
Mount Laurel, NJ 08054

QUITCLAIM DEED

MAIL RECORDED DEED TO:

BARBARA HEDINGER
TIMIOS, INC.
5716 CORSA AVENUE, #102
WESTLAKE VILLAGE, CA 91362

OWNER (SEND TAX BILLS TO):

ELEANOR GRAMS MCCULTY
115 CHATSWORTH DRIVE
NASHVILLE, TN 37215

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, ELEANOR GRAMS MCCULTY, a married woman, who acquired title as ELEANOR CARR, an unmarried woman, joined by her spouse, EVAN J. MCCULTY (herein, ~~"Grantor"~~ ACKNOWLEDGING PARTY), whose address is 115 Chatsworth Drive, Nashville, TN 37215, hereby bargains, sells, remises, releases, quit claims and conveys to ELEANOR GRAMS MCCULTY, a married woman (herein, "Grantee"), whose address is 115 Chatsworth Drive, Nashville, TN 37215, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee: EGM (E) EGM (E) GRANTOR

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 115 Chatsworth Drive, Nashville, TN 37215

WITNESS my hand and seal this 18th day of JAN, 20 17.

JERRY TAPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PIN NO: 131 01 OF 012.00

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

Eleanor Grams McCulty,
who acquired title as Eleanor Carr

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Eleanor Grams McCulty, who acquired title as Eleanor Carr, 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 18th day of JAN, 2017.

[Affix Notary Seal]

JERRY TAPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 6-22-2020

~~GRANTOR:~~ ACKNOWLEDGING PARTY

Evan J. McCulty

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Evan J. McCulty, 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 18th day of JAN, 2017.

[Affix Notary Seal]

JERRY TAPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 6-22-2020

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.

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration for this transfer is $10.00.

GRANTEE

Grantee signature _____
Eleanor Grams McCully

Subscribed and sworn to under oath before me, this 18th day of JAN, 2017.

[Affix Notary Seal]

JERRY TAPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 6-23-2020

"Exhibit A"
[Legal Description]

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 12, ON THE PLAN OF CHATSWORTH, OF RECORD IN BOOK 5200, PAGE 575, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

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, in 20130301-0020814 on March 1, 2013.

PIN NO: 131 01 OF 012.00

STREET ADDRESS:

115 Chatsworth Drive, Nashville, TN 37215

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, Michael Martinez, 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 Westlake Village

County of Los Angeles

Personally appeared before me, **Eliana Buenrostro**, a notary public for this county and state, **Michael Martinez** 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: 3/31/17
Notary' Seal (if on paper)

