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

Davidson County DEEDQC
Recvd: 01/31/17 16:10 4 pgs
Fees:22.00 Taxes:0.00
20170131-0010474

QUIT CLAIM DEED

Return To:

New Owner(S) Address &
Mail Tax Statements To:
Melissa A. Pinkleton and Justin Pinkleton
1108 Shire Drive
Cane Ridge, TN 37013

Property Tax ID#: 174-01-0A-093.00
File #: 449492

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, MELISSA A. PINKLETON, a married woman, herein joined by her spouse JUSTIN PINKLETON, as Grantors, hereby convey all rights, titles and interests that we may have in to MELISSA A. PINKLETON and JUSTIN PINKLETON, Husband and Wife, as Tenants by the Entirety, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 174-01-0A-093.00
Property Address: 1108 Shire Drive, Cane Ridge, TN 37013

Prior Deed recorded 09/14/2015 in Instrument 201509140092892, Davidson County Court Clerk's Office.

Witness our hands this the 23 day of January, 2017.

MELISSA A. PINKLETON

JUSTIN PINKLETON

STATE OF Tennessee }

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, MELISSA A. PINKLETON and JUSTIN PINKLETON, 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.

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and official seal this the 23 day of January, 2017.

Notary Public
My Commission expires: 03-10-19

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

MELISSA A. PINKLETON

JUSTIN PINKLETON

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this the 23 day of January, 2017.

Notary
My Commission expires: 03-10-19

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

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:
BEING ALL OF LOT NO. SIXTEEN (16) ON THE FINAL PLAT, RIVENDELL WOODS, PHASE I, SECTION II, ACCORDING TO PLAT AND SURVEY OF RECORD IN INSTRUMENT NUMBER 20080829-0088935, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

Parcel ID: 174-01-0A-093.00

Commonly known as 1108 Shire Drive, Cane Ridge, TN 37013
However, by showing this address no additional coverage is provided

BEING THE SAME PROPERTY CONVEYED TO **MELISSA N. PINKELTON, A MARRIED WOMAN** BY DEED RECORDED ON **September 14, 2015** IN **Instrument: 201509140092892**

True Copy Certification

I, Joseph Luis Prado, Jr., do hereby make oath that I am licensed attorney and/or 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

Printed Name: Joseph Luis Prado, Jr.

State of California

County of Orange

Personally appeared before me, T. House a notary public for this county and state, Joseph Luis Prado, Jr., 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: 2-3-19

Notary Seal:

T. HOUSE
Commission # 2096091
Notary Public - California
Los Angeles County
My Comm. Expires Feb 3, 2019