Davidson County DEEDQC
Recvd: 02/23/17 15:46 6 pgs
Fees:32.00 Taxes:0.00
20170223-0018368

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

QUIT CLAIM DEED

Return To:

New Owner(S) Address &
Mail Tax Statements To:
Audra Meaghan Hill and Sky N. Hill
352 Wauford Dr.
Nashville, TN 37211

Property Tax ID#: 147 05 0050.000
File #: N-TN14122

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, AUDRA MEAGHAN HILL and husband, SKY N. HILL and MICHAEL E. YATES and wife, SHARON K. YATES, as Grantors, hereby convey all rights, titles and interests that we may have in to AUDRA MEAGHAN HILL and husband, SKY N. HILL, as Grantees, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 147 05 0050.000
Property Address: 352 Wauford Dr., Nashville, TN 37211

Prior Deed recorded 05/05/2008 in Instrument 2008-0505-0045793, Davidson County Court Clerk's Office.

Witness our hands this the 15th day of February, 2017.

AUDRA MEAGHAN HILL

SKY N. HILL

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, AUDRA MEAGHAN HILL and SKY N. HILL, 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.

Witness my hand and official seal this the 15th day of February, 2017.

Please see Attached

Notary Public

My Commission expires: 01-09-2018

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

AUDRA MEAGHAN HILL

SKY N. HILL

Subscribed and sworn to before me this the 15th day of February, 2017.

Notary

My Commission expires: 01-09-2018

VIRGINIA C. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ALL-PURPOSE ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On 2-15-17 (DATE) before me, Virginia Clark (NAME OF NOTARY PUBLIC)

personally appeared Sky N. Hill + Aubra Meagher Hill (NAME(S) OF SIGNER(S)),

☐ personally known to me **OR** ☒ 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), an 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.

VIRGINIA C. CLARK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Place Notary Seal or Stamp Here

WITNESS my hand and official seal.

Virginia Clark

SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

DESCRIPTION OF ATTACHED DOCUMENT

Quit Claim Deed

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

Witness our hands this the 16th day of February, 2017.

MICHAEL E. YATES

SHARON K. YATES

STATE OF Florida }

COUNTY OF Okaloosa }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, MICHAEL E. YATES and SHARON K. YATES, 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.

Witness my hand and official seal this the 16 day of February, 2017.

Notary Public
My Commission expires: 7/9/19

Rod Cameron COMMISSION NUMBER FF897483 EXPIRES July 9, 2019 AARON NOTARY.COM Notary Public, State of Florida

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

MICHAEL E. YATES

SHARON K. YATES

Subscribed and sworn to before me this the 16 day of February, 2017.

Notary
My Commission expires: 7/9/19

Rod Cameron COMMISSION NUMBER FF897483 EXPIRES July 9, 2019 AARON NOTARY.COM Notary Public, State of Florida

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"

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 548 ON THE PLAN OF CALDWELL HALL, SECTION 8, OF RECORD IN BOOK 3106, PAGE 39, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO AUDRA MEAGHAN HILL AND HUSBAND, SKY N. HILL AND MICHAEL E. YATES AND WIFE, SHARON K. YATES FROM TIM MCLAUGHLIN AND WIFE, SHARON MCLAUGHLIN AS SHOWN BY DEED DATED APRIL 30, 2008 AND RECORDED IN THE OFFICE OF THE ROD FOR DAVIDSON COUNTY ON MAY 5, 2008 AS INSTRUMENT #: 2008-0505-0045793

Parcel ID: 147 05 0 050.00
Known as: 352 Wauford Drive, Nashville, TN. 37211

True Copy Certification

I, JOSEPH FORD, 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 FLORIDA

County of HILLSBOROUGH

Personally appeared before me, Paula Pautauros], a notary public for this county and state, Joseph Ford] 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: _____
Notary' Seal (if on paper)

PAULA L. PAUTAUROS
Notary Public - State of Florida
My Comm. Expires Aug 18, 2017
Commission # FF 013835
Bonded Through National Notary Assn.