This Instrument Prepared By:
Certified Document Solutions
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

Return To After Recording:
Theresa Ann Lyons
2406 Ab Santi Avenue
Nashville, TN 37203
Reference Number: TN370426

Mail Tax Statements To:
Theresa Ann Lyons
2406 Ab Santi Avenue
Nashville, TN 37203

Property Tax ID#: 08110009500

Davidson County DEEDQC
Recvd: 03/13/17 10:16 5 pgs
Fees:27.00 Taxes:0.00
20170313-0024289

QUIT CLAIM DEED

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, **TERESA OTEN N/K/A THERESSA ANN LYONS, AN UNMARRIED WOMAN, AND IRVIN OTEN, AN UNMARRIED MAN**, whose post office address is 2406 Ab Santi Avenue, Nashville, TN 37208, as Grantor(s), and **THERESA ANN LYONS, AN UNMARRIED WOMAN** whose post office address is 2406 Ab Santi Avenue, Nashville, TN 37208, as Grantee(s) hereby conveys all right, title and interest that I may have in and to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PROPERTY ADDRESS: 2406 Ab Santi Avenue, Nashville, TN 37208

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Exempt Pursuant to T.C.A. Code 67-4-409(a3E).

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set their hand(s) and seal(s) on this 12th day of January 2017.

Theresa Ann Lyons-Oten
Teresa Oten N/K/A Theressa Ann Lyons

Irvin Oten

STATE OF Tennessee
COUNTY OF Davidson

On this 12th day of January, 2017, before me personally appeared Teresa Oten N/K/A Theressa Ann Lyons and Irvin Oten, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person(s) free act and deed.

Witness my hand, at offices, the 12th day of January, 2017.

Jacqueline G Brown
Notary Public
My Commission expires: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Attorney Bruce Clark

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 Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, ~~whichever is greater is~~ $\$ -0-$, ~~which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.~~

Affiant

Subscribed and sworn to before me this 12th day of January, 2017 by Roger T Ligon.

Notary Public
Commission Expires 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Theresa Ann Lyons
2406 Ab Santi Avenue
Nashville, TN 37208

Name and address of property owner:

Theresa Ann Lyons
2406 Ab Santi Avenue
Nashville, TN 37208

EXHIBIT "A"

THE FOLLOWING DESCRIBED TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WEST 64 FEET OF THE EAST 114 FEET OF THE SOUTH PART OF LOT NO. 7 ON THE MAP OF COBB'S SUBDIVISION OF LOT NO. 6 OF THE HARDING BOSLEY TRACT AS OF RECORD IN BOOK 161, PAGE 155, REGISTER'S OFFICE FOR SAID COUNTY.

ACCORDING TO AN UNREGISTERED COPY OF A SURVEY MADE BY T. R. SANFORD, DATED NOVEMBER 10, 1961, SAID PART OF SAID LOT FRONTS 64 FEET ON THE NORTH SIDE OF SANTI STREET, FORMERLY ROSE STREET AND RUNS BACK BETWEEN PARALLEL LINES 147.1 FEET, MORE OR LESS, TO A DEAD LINE.

BEING THAT SAME PROPERTY CONVEYED TO TERESA OTEN AND IRVIN OTEN, MARRIED BY DEED FROM TERESA A. OTEN DATED JANUARY 05, 2005 AND RECORDED MARCH 04, 2005 IN INSTRUMENT NO. 20050304-0024115 IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR DAVIDSON COUNTY, TENNESSEE.

Commonly Known As: 2406 Santi Avenue #AB, Nashville, TN 37208

Parcel ID: 081-10-0-095-00

True Copy Certification

I, **Darell Near**, do hereby make oath that I am 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 Pinellas

Personally appeared before me, **Jocelyn K Brown**, a notary public for this county and state, **Darell Near** 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: 9-9-2019

Notary' Seal (if on paper)

JOCELYN K. BROWN
MY COMMISSION # FF 901989
EXPIRES: September 9, 2019
Bonded Thru Notary Public Underwriters