This instrument was prepared by:
DAN PERRY
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Franklin, Tennessee 37064
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Davidson County DEEDQC
Recvd: 03/14/17 14:48 4 pgs
Fees:22.00 Taxes:0.00
20170314-0025068

PREPARED WITHOUT TITLE OPINION

Property Address and Owner:
Janelle Z. Angel, Trustee
205 Cahaba Cove
Hermitage, Tennessee 37076

Mail Tax Statement to:
Janelle Z. Angel
P.O. Box 128005
Nashville, Tennessee 37212

I, or we, hereby swear or affirm that the actual consideration for the transfer of this property is $0.00.

Affiant

Sworn to and subscribed before me this 10th day of March 2017.

NOTARY PUBLIC

My Commission Expires: September 10 2018

JESSICA L. BAILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018

Map 86A Group 08 and Parcel No.(s): 3.00

QUITCLAIM DEED

This instrument made and entered into on this the 10th day of March 2017, by and between Janelle Z. Angel, hereinafter referred to as SETTLOR, and Janelle Z. Angel, appearing as Trustee of the Angel Family Trust, hereinafter referred to as GRANTEE.

WITNESSETH

That for and in consideration of the sum of ONE AND NO/100 ($1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, Settlor conveys and quitclaims unto Grantee, all of Settlor's right, title and interest in and to the following described real estate, lying and being in Davidson County, Tennessee, more particularly bounded and described, to wit:

> Land in Davidson County, Tennessee, being Lot No. 406 on the Plan of Camden Woods, Phase II as of record in Book 6900, Page 735, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Lillian R. King, unmarried, from Stacy Holland and wife, Kristi Holland, by Warranty Deed dated November 29, 2006, of record in Instrument Number 20061205-0149907, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Daniel Perry (*Signer's Name*), 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 Tennessee

County of Williamson

Personally appeared before me, Jessica L. Bailey (*Notary's Name*), a notary public for this county and state, Daniel Perry (*Signer's Name*), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 10, 2018

NOTARY'S SEAL

JESSICA L. BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

Being the same property conveyed to Janelle Z. Angel by Warranty Deed from Lillian R. King dated August 23, 2016 and recorded as Instrument Number 20160825-0088898 in the Register's Office for Davidson County, Tennessee on the 25th day of August, 2016.

TITLE REFERENCE: See Instrument Number 20160825-0088898 in the Register's Office of Davidson County, Tennessee.

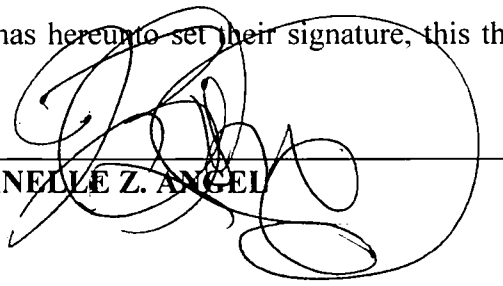
Description taken from prior deed.

Subject property is being sold and purchased in "as is condition" with no representation or warranty whatsoever by Settlor as to its condition or fitness for use other than as expressly set forth herein. This deed was prepared without the benefit of a survey and the descriptions herein are the same as in the previous deed of record. The preparer makes no certification as to boundaries of property or number of acres contained herein.

If the above described property is agricultural, forest or open spaced land, and if such property will be converted to use other than that stipulated in TCA 67-5-1001, then pursuant to TCA 26-5-1008 or failure to file Greenbelt Application, the buyers shall be liable for all roll back taxes due.

The parties hereto acknowledge that Dan Perry, Attorney at Law, is not the closing agent for this transaction, pursuant to the provisions of Section 6045(e) of the Internal Revenue. Code, as amended by the Tax Reform Act of 1986.

IN TESTIMONY WHEREOF, Settlor has hereunto set their signature, this the day and date first above written.



JANELLE Z. ANGEL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of March 2017, before me personally appeared Janelle Z. Angel, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and acknowledged that such persons executed the same as their free act and deed.

WITNESSED my hand and official seal at office on this the 10th day of March 2017.

Jessica L Bailey
NOTARY PUBLIC

My Commission Expires: September 10 2018

