THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** BILL GARRETT, Davidson County Trans:T20170022647 DEEDQC Recvd: 03/16/17 14:45 3 pgs Fees:17.00 Taxes:0.00 20170316-0025964	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Beth P Hoskins Affiant Subscribed and sworn to before me, this 16th day of March, 2017. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Address New Owner: Fancy Daze LLC 2931 N Indian River Drive Fort Pierce, FL 34946-8414	Send Tax Bills To: New Owner	Tax Information: Map/Parcel: 118-01-0-153.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and all other good and valuable considerations, the receipt of which is hereby acknowledged, **STEPHANIE P. HOSKINS and BETH P. HOSKINS, as tenants in common with the right of survivorship** ("Grantor"), have this day quitclaimed, transferred and conveyed to **FANCY DAZE LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 39, as shown on the map titled Idlewild, of record in Book 161, Page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stephanie P. Hoskins and Beth P. Hoskins from Mary W. Colón, as Trustee for Charles F. Goddard and Jan D. Goddard by Trustee's Quitclaim Deed dated April 6, 2012 and of record in Instrument No. 20120410-0030451, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 1105 Halcyon Avenue, Nashville, TN 37204.

Grantor covenants that it is lawfully seized and possesses said real property in fee simple and has a good right to convey it. This conveyance is subject to all liens, restrictions, conditions, easements and other matters of record. Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders. This conveyance is made without the benefit of a title search.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16TH day of March, 2017.

Stephanie P. Hoskins

Stephanie P. Hoskins

Beth P. Hoskins

Beth P. Hoskins

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Stephanie P. Hoskins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this _____ day of March, 2017.

Please See Attached Acknowledgement From Notary Public

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Beth P. Hoskins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16TH day of March, 2017.

_____
Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Mateo)

On 03/14/2017 before me, Bryan Matthew MacKay, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Stephanie P Hoskins
Name(s) of Signer(s)

who 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), and 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

BRYAN MATTHEW MACKAY
Notary Public - California
San Mateo County
Commission # 2155595
My Comm. Expires Jun 3, 2020

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quitclaim Deed Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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