Return To:
United Lender Services
Attn: Recording
1000 Commerce Drive
Suite 110
Park Place One
Pittsburgh, PA 15275
File No. 158954
P (866) 902-7569

Davidson County DEEDQC
Recvd: 03/20/17 09:34 5 pgs
Fees:27.00 Taxes:0.00
20170320-0026660

Prepared By:
Thomas Tabor, Esq.
c/o United Lender Services
1000 Commerce Drive
Suite 110
Park Place One
Pittsburgh, PA 15275
File No. 158954
P (866) 902-7569

Sent Tax Statement to:
CHRISTOPHER ROBERT PATTERSON
ASHLEA PATTERSON
2164 STROMBURY DR
HERMITAGE, TN 37076
Tax Exempt: 67-4-409(a)(3)(A)(i) Between Spouses

QUITCLAIM DEED

THIS INDENTURE, made and entered into this 25th day of February 20 17, by and between CHRISTOPHER ROBERT PATTERSON, a married man, who acquired title without marital designation, with a mailing address of 2164 STROMBURY DR., HERMITAGE, TN 37076,

hereinafter called Grantor,

and CHRISTOPHER ROBERT PATTERSON and ASHLEA PATTERSON, Husband and Wife, as Joint Tenants with Rights of Survivorship, with a mailing address of 2164 STROMBURY DR, HERMITAGE, TN 37076,

hereinafter called Grantee.

WITNESSETH: That for the consideration hereinafter expressed, the Grantor does hereby convey unto the Grantee the following described real property located, situated and being in the County of DAVIDSON, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 430 ON THE PLAN OF PHASE II, CAMDEN WOODS, OF RECORD IN BOOK 6900, PAGE 735, REGISTER'S OFFICE FOR DAVIDSON COUNTY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION. Parcel ID(s): 086 08 0A 024.00

Being the same property conveyed to the Grantor by way of Deed recorded 08/05/2003, at INSTRUMENT NUMBER: 20030805-0110787.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee simple of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien, which are assumed by Grantee;

ANY SUBDIVISION RESTRICTIONS, EASEMENTS, AND BUILDING SETBACK LINES;

Any reference to recorded instruments is reference to the Register's Office in said County. THE CONSIDERATION for this conveyance is Ten Dollars and 00/100 ($10.00), the receipt and legal sufficiency of which is hereby acknowledged.

Grantor:

Christopher Robert Patterson

CHRISTOPHER ROBERT PATTERSON

Witness: Tuwana J. Bryant

Print Name: Tuwana J. Bryant

Witness: _____

Print Name: _____

STATE OF TENNESSEE, COUNTY OF Davidson

On this 25th day of February, 2017, before me personally appeared CHRISTOPHER ROBERT PATTERSON, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

My Commission Expires: 05-08-2018, NOTARY PUBLIC

Tuwana J. Bryant

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

****

STATE OF TENNESSEE, COUNTY OF Davidson :ss

RESPONSIBLE TAXPAYER:
ASHLEA PATTERSON
CHRISTOPHER ROBERT PATTERSON
2164 STROMBURY DR
HERMITAGE, TN 37076

I hereby swear or affirm that to the best of the Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Property Address:

2164 STROMBURY DR,
HERMITAGE, TN 37076

Christopher Robert Patterson AFFIANT

SWORN TO AND SUBSCRIBED before me this 25th day of February 20 17

Notary Public

Tuwana J. Bryant

My Commission Expires: 05-08-2018

FILE NO.: 158954

CLT No.:

MAIL TAX NOTICES TO:

SAME AS ABOVE.

PROPERTY OWNER:
ASHLEA PATTERSON
CHRISTOPHER ROBERT PATTERSON
2164 STROMBURY DR
HERMITAGE, TN 37076

TUWANA J. BRYANT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

****

United Lender Services
A USAA COMPANY

1000 Commerce Drive, Suite 110
Park Place One
Pittsburgh, PA 15275
866-902-7569

TRUE COPY CERTIFICATION

I, Amy Cox, 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 Pennsylvania

County of Allegheny

Personally appeared before me, Gina Barbour, a notary public for this county and state, ~~Allegheny County Pennsylvania~~ Amy Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gina Barbour
Notary Signature

Gina Barbour
Printed Name of Notary

My Commission Expires: 1/10/2019

Notary Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
GINA BARBOUR
Notary Public
STOWE TWP, ALLEGHENY COUNTY
My Commission Expires Jan 10, 2019