BILL GARRETT, Davidson County
Trans:T20170027283 DEEDQC
Recvd: 03/31/17 11:58 4 pgs
Fees:22.00 Taxes:0.00
20170331-0031573

AFTER RECORDING RETURN TO:
TITLE FIRST AGENCY
2944 FULLER AVENUE NE SUITE 200
GRAND RAPIDS, MI 49505
File No. 2025625

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Parcel ID No.: 105 11 0 048.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 27 day of March, 2017, by and between **DAVE FLAHERTY, A SINGLE MAN AND LAURA FLAHERTY, A SINGLE WOMAN**, a mailing address of 424 Wingrove Avenue, Nashville, TN 37203, hereinafter referred to as Grantor(s) and **LAURA FLAHERTY, A SINGLE WOMAN**, a mailing address of 424 Wingrove Avenue, Nashville, TN 37203, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 2, Subdivision of Lots 4, 5 and 6 and parts of Lots 2 and 3 in Mallory's Plan, as shown on plat of record in Plat Book 161, Page 55, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

And being the same property conveyed to Dave Flaherty and Laura Flaherty dated 7/14/2009 in Instrument 20090717-0067216, in Davidson County Register of Deeds Office.

Commonly known as: 424 Wingrove Avenue, Nashville, TN 37203

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

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.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

DAVE FLAHERTY

LAURA FLAHERTY

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned notary public of the aforesaid County and State, DAVE FLAHERTY, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in _____, this _____ day of _____, 20____.

_____
Notary Public
My Commission expires: _____

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, LAURA FLAHERTY, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN, this 28 day of March, 2017.

Ella K. Butler
Notary Public
My Commission expires: 09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

PAULETTE LYNN HALL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

DAVE FLAHERTY

LAURA FLAHERTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, DAVE FLAHERTY, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Vanderbilt Chemistry ~~March~~ Dept., this 15 day of March, 2017.

Notary Public
My Commission expires: May 6, 2019

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned notary public of the aforesaid County and State, LAURA FLAHERTY, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in _____, this _____ day of _____, 20____.

Notary Public
My Commission expires: _____

VALUATION AFFIDAVIT

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

Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 28 day of march, 2017.

Notary Public
My Commission Expires: 09/07/2020

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

LAURA FLAHERTY
424 WINGROVE AVENUE
NASHVILLE, TN 37203

Name and address of property owner:

LAURA FLAHERTY
424 WINGROVE AVENUE
NASHVILLE, TN 37203

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY