After Recording Return to:

#157950 Record and Return To:
First Title & Escrow, Inc.
1 Park West Circle STE 104
Midlothian, VA 23114

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Davidson County DEEDQC
Recvd: 04/10/17 15:45 3 pgs
Fees:17.00 Taxes:0.00
20170410-0035081

Map & Parcel:
025-11-0-033.00

QUITCLAIM DEED

{Exempt from Taxation Pursuant to T. C. A § 67-4-409 (3) (E)}
[This deed is being executed to remove former spouse from title – Agreed Order Amending Final Decree of Divorce filed January 7, 2016 in the Third Circuit Court for Davidson County, Tennessee as Docket No. 12D-1779]

New Owner/ Property Being Conveyed
Raelyn Nelson
403 Highland Heights Drive
Goodlettsville, TN 37072

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 3rd day of April, 2017, between LONNIE S. SWEENEY, a divorced man, residing at 1365 Campbell Rd. Goodlettsville, TN 37072 hereinafter referred to as "**Party of the First Part**" and RAELYN NELSON, an unmarried woman, hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in Davidson County, Tennessee and being further bounded and described as follows:

LOT NUMBER 32 ON THE PLAN OF HIGHLAND HEIGHTS ACRES, OF RECORD IN PLAN BOOK 3700, PAGE 97, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO LONNIE S. SWEENEY AND RAELYNN N. SWEENEY FROM ALPHONSO JACKSON, SECRETARY FOR SECRETARY OF HOUSING AND URBAN DEVELOPMENT BY DEED RECORDED 05/30/2006 IN DOCUMENT NUMBER 20060530-0063253, DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 403 Highland Heights Drive, Goodlettsville, TN 37072
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY
My Commission Expires December 17, 2018

LONNIE S. SWEENEY

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 3 day of April, 2017, before me personally appeared **LONNIE S. SWEENEY** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Barbara Collins
NOTARY PUBLIC

My Commission Expires: 12-17-2018

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 0.

LONNIE S. SWEENEY

Subscribed and sworn to before me this 3 day of April, 2017.

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY
My Commission Expires December 17, 2018

Barbara Collins
NOTARY PUBLIC

My Commission Expires: 12-17-2018

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, A. Oakes, 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.

A. Oakes

Signature

State of VIRGINIA

County of CHESTERFIELD

Personally appeared before me, [Sandra Kazebeer], a notary public for this county and state, [A. Oakes] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sandra Kazebeer

Notary's Signature

My Commission Expires: 1-31-2020

Notary' Seal (if on paper)

