THIS INSTRUMENT PREPARED BY:
April MacIntyre
Curphey & Badger PA
25400 US Highway 19 North, Suite 236
Clearwater, Florida 33763

Davidson County DEEDQC
Recvd: 04/13/17 14:12 4 pgs
Fees:22.00 Taxes:0.00
20170413-0036361

QUIT CLAIM DEED

Return To:

New Owner(S) Address &
Mail Tax Statements To:
Leon Townsend, Jr.
2200 Gilmore Crossing Lane a/k/a 1028 Rambling Brook Rd
Nashville, TN 37218

Property Tax ID#: 058090A05600CO
File #: FNTGI-101687377-168195-CJ

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, I, LEON TOWNSEND, JR., a married man, who acquired title as unmarried, herein joined by his spouse TANGI KIWANTIS TOWNSEND, as Grantors, hereby conveys all rights, titles and interests that we may have in to LEON TOWNSEND, JR., a married man, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 058090A05600CO
Property Address: 2200 Gilmore Crossing Lane a/k/a 1028 Rambling Brook Rd, Nashville, TN 37218

Prior Deed recorded 11/08/2004, as Instrument 20041108-0134601, Davidson County Court Clerk's Office.

Witness my hand this the 8 day of April, 2017.

Leon Townsend, Jr.
LEON TOWNSEND, JR.

Tangi Kiwantis Townsend
TANGI KIWANTIS TOWNSEND

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, LEON TOWNSEND, JR. and TANGI KIWANTIS TOWNSEND, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 8 day of April, 2017.

Malcolm H. Butler
Notary Public
My Commission expires: 9-7-2020

MALCOLM H. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

Leon Townsend, Jr.
LEON TOWNSEND, JR.

Tangi Kiwantis Townsend
TANGI KIWANTIS TOWNSEND

MALCOLM H. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this the 8 day of April, 2017.

Malcolm H. Butler
Notary
My Commission expires: 9-7-2020

MALCOLM H. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 51, ON THE PLAN OF CREEKSIDE TRAILS, PHASE 3, OF RECORD IN INSTRUMENT NUMBER 20040615-0070696, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Parcel ID: 058090A05600CO

Commonly known as 2200 Gilmore Crossing Lane aka 1028 Rambling Brook Rd, Nashville, TN 37218
However, by showing this address no additional coverage is provided

BEING THE SAME PROPERTY CONVEYED TO **LEON TOWNSEND, JR** BY DEED RECORDED ON **November 8, 2004** IN **Instrument: 20041108-0134601**.

True Copy Certification

I, Joseph Luis Prado, Jr., do hereby make oath that I am licensed attorney and/or 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

Printed Name: Joseph Luis Prado, Jr.

State of California

County of Orange

Personally appeared before me, T. House a notary public for this county and state, Joseph Luis Prado, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-3-19

Notary Seal:

T. HOUSE
Commission # 2096091
Notary Public - California
Los Angeles County
My Comm. Expires Feb 3, 2019