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

Davidson County DEEDQC
Recvd: 04/19/17 16:13 4 pgs
Fees:22.00 Taxes:0.00
20170419-0038573

QUIT CLAIM DEED

Return To:

New Owner(S) Address &
Mail Tax Statements To:
Mary G. Douglas
305 Binkley Drive
Nashville, TN 37211

Property Tax ID#: 14702007900
File #: FNTGI-101736434-171956-CJ

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, MARY G. DOUGLAS, Trustee, of The Thomas R. Douglas and Mary G. Douglas Revocable Living Trust, as Grantors, hereby conveys all rights, titles and interests that we may have in to MARY G. DOUGLAS, an unmarried woman, as Grantees, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 14702007900
Property Address: 305 Binkley Drive, Nashville, TN 37211

Prior Deed recorded 11/04/2003, as Instrument 200311140166470, Davidson County Court Clerk's Office.

Witness our hands this the 10 day of APRIL, 2017.

Mary G. Douglas
MARY G. DOUGLAS, Trustee

STATE OF Tennessee }

COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, MARY G. DOUGLAS, Trustee, of The Thomas R. Douglas and Mary G. Douglas Revocable Living Trust, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 10 day of APRIL, 2017.

NORMAN KANTROWITZ STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public
My Commission expires: 4.21.20

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

Mary G. Douglas
MARY G. DOUGLAS, Trustee

Subscribed and sworn to before me this the 10 day of APRIL, 2017.

Notary
My Commission expires: 4.21.20

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.

NORMAN KANTROWITZ STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Exhibit A

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

LOT NO. 312 ON THE PLAN OF CALDWELL HALL, SECTION 2, OF RECORD IN BOOK 2900, PAGE 96, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. SAID LOT NO. 312 FRONTS 100 FEET ON THE WESTERLY SIDE OF BINKLEY DRIVE AND EXTENDS BACK 114.4 FEET ON THE NORTHERLY LINE AND 119.5 FEET ON THE SOUTHERLY LINE TO A BROKEN LINE IN THE REAR ON WHICH IT MEASURES 176.8 FEET

Parcel ID: 14702007900

Commonly known as 305 Binkley Drive, Nashville, TN 37211
However, by showing this address no additional coverage is provided

BEING THE SAME PROPERTY CONVEYED TO **THE THOMAS R. DOUGLAS AND/OR MARY G. DOUGLAS REVOCABLE LIVING TRUST, THROUGH THOMAS R. DOUGLAS AND MARY G. DOUGLAS, TRUSTEES** BY DEED RECORDED ON **November 14, 2003** IN **Instrument: 200311140166470**

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