Davidson County DEEDQC
Recvd: 05/25/17 10:42 5 pgs
Fees:27.00 Taxes:0.00
20170525-0052099

~~AFTER RECORDING RETURN TO~~
ELIZABETH J HANDY TAYLOR
2108 THREE STONE COURT
ANTIOCH TN 37013
File No 01 17010585 01T

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

Parcel ID No 148 08 0A 030 00

Return To - Record 1st
Indecomm Global Services
1260 Energy Lane
St Paul, MN 55108

QUIT CLAIM DEED

80730758

THIS DEED made and entered into on this 12 day of May 2017 by and between **ELIZABETH J HANDY TAYLOR F/K/A ELIZABETH J HANDY** a mailing address of 2108 THREE STONE COURT, ANTIOCH TN 37013 hereinafter referred to as Grantor(s) and **ELIZABETH J HANDY TAYLOR, A MARRIED WOMAN**
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

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Also known as 2108 THREE STONE COURT ANTIOCH TN 37013

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

Being the same property conveyed to ELIZABETH J HANDY in a Deed from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA BEING DULY AUTHORIZED BY RESOLUTION OF ITS BOARD OF DIRECTORS OR OTHERWISE BY AND THROUGH ITS DULY AUTHORIZED ATTORNEY IN-FACT WILSON AND ASSOCIATES P L L C recorded under DOCUMENT NO 20120301 0017833 recorded on 03/01/2012 in DAVIDSON County TENNESSEE

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

ELIZABETH J HANDY TAYLOR, F/K/A ELIZABETH J HANDY

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, ELIZABETH J HANDY TAYLOR, F/K/A ELIZABETH J HANDY 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 12 day of May, 2017

Notary Public
My Commission expires 11/3/2020

INDIA K SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

EXHIBIT A

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF ANTIOCH COUNTY OF DAVIDSON STATE OF TENNESSEE BEING KNOWN AND DESIGNATED AS FOLLOWS

LAND IN DAVIDSON COUNTY TENNESSEE BEING LOT NO 69 ON THE PLAN OF QUIET CREEK PHASE TWO SECTION ONE AS OF RECORD IN INSTRUMENT NUMBER 20040106-0002099 IN THE REGISTER S OFFICE FOR DAVIDSON COUNTY TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY

TAX ID NO 148 08 0A 030 00

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR	FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA BEING DULY AUTHORIZED BY RESOLUTION OF ITS BOARD OF DIRECTORS OR OTHERWISE BY AND THROUGH ITS DULY AUTHORIZED ATTORNEY IN FACT WILSON AND ASSOCIATES P L L C
GRANTEE	ELIZABETH J HANDY
DATED	02/21/2012
RECORDED	03/01/2012
DOC#/BOOK PAGE	20120301 0017833

ADDRESS 2108 THREE STONE CT ANTIOCH TN 37013

END OF SCHEDULE A



+U06325297+

7828 5/18/2017 80730758/1

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 12 day of May 2017

Notary Public
My Commission Expires 9/13/2020

INDIA K SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes

ELIZABETH J HANDY TAYLOR
2108 THREE STONE COURT
ANTIOCH TN 37013

Name and address of property owner

ELIZABETH J HANDY TAYLOR
2108 THREE STONE COURT
ANTIOCH TN 37013

I RAGHU NAIR, 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

Signature

State of Minnesota

County of Ramsey

Personally appeared before me, Rora Lee, a notary public for this county and state, Raghu Nair, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed

Notary Signature

RORA LEE
Notary Public Minnesota
My Commission Expires Jan 31 2022

My Commission Expires January 31, 2022

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2)