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

Davidson County DEEDQC
Recvd: 07/10/17 10:54 4 pgs
Fees:22.00 Taxes:0.00
20170710-0068920

QUIT CLAIM DEED

Return To:

New Owner(S) Address &
Mail Tax Statements To:
Ian J. Myers and Laura B. Myers
1204 McGavok Pike
Nashville, TN 37216

Property Tax ID#: 07206035100
File #: NTN-1285760

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, IAN J. MYERS and LAURA B. CAUGHRON n/k/a LAURA B. MYERS, husband and wife, who both acquired title as unmarried, as Grantors, hereby conveys all rights, titles and interests that We may have in to IAN J. MYERS and LAURA B. MYERS, husband and wife, as joint tenants with right of survivorship, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 07206035100
Property Address: 1204 Mcgavok Pike, Nashville, TN 37216

Prior Deed recorded 05/11/2006 In Document Number 20060511-00554556, Davidson County Court Clerk's Office.

Witness our hands this the 30th day of June, 2017.

Ian J. Myers
IAN J. MYERS

Laura B. Caughron n/k/a Laura B. Myers
LAURA B. CAUGHRON n/k/a
LAURA B. MYERS

STATE OF TN }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, IAN J. MYERS and LAURA B. CAUGHRON n/k/a LAURA B. MYERS, 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 30th day of June, 2017.

Dotty Harper
Notary Public
My Commission expires: 8-17-19

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-17-2019

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

Ian J. Myers
IAN J. MYERS

Laura B. Caughron n/k/a Laura B. Myers
LAURA B. CAUGHRON n/k/a
LAURA B. MYERS

Subscribed and sworn to before me this the 30th day of June, 2017.

Dotty Harper
Notary
My Commission expires: 8-17-19

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-17-2019

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"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE MAP OF KELLER'S SUBDIVISION OF MAXEY HOMEPLACE OF RECORD IN BOOK 421, PAGE 86, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY OR A PORTION OF THE SAME PROPERTY CONVEYED TO IAN J. MYERS AND LAURA B. CAUGHRON, UNMARRIED MAN AND UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY INSTRUMENT DATED MAY 5, 2006 FROM CAROLE PHILLIPS, A SINGLE WOMAN FILED ON MAY 11, 2006 AS DOCUMENT NUMBER 20060511-0055455 AND IN BOOK AT PAGE IN THE DAVIDSON COUNTY RECORDS.

Commonly known as: 1204 Mcgavok Pike, Nashville, TN 37216
Parcel Number: 07206035100

Tennessee Certification of Electronic Document

I, Ryan Welch, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Texas
County of Williamson

Personally appeared before me, Andrea Pasciak, a notary public for this county and
Notary's Name

state, Ryan Welch, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 03-08-2021

NOTARY'S SEAL

ANDEREA LYN PASCIAK
Notary Public, State of Texas
Comm. Expires 03-08-2021
Notary ID 131035137

(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 registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).