Davidson County	DEEDQC
Recvd: 07/11/17 14:58	3 pgs
Fees:17.00 Taxes:0.00	
20170711-0069819	

PREPARED BY:
Resource Real Estate Services, LLC
300 Red Brook Blvd. Suite 300
Owings Mills, MD 21117
File# DR-17-16667

Quit Claim Deed

GRANTEE ADDRESS:
2508 Sleepy Hollow Drive,
Nashville, TN 37217

SEND TAX BILLS TO: PARCEL ID#: 14903001900
George Clarke
2508 Sleepy Hollow Dr., Nashville, TN 37217

THIS DEED made this 9th day of March, 2017 by and between George Clarke, of 2508 Sleepy Hollow Dr. Nashville, TN 37217, party of the first part, Grantor and, George Clarke and Jennifer Clarke, husband and wife, of 2508 Sleepy Hollow Dr. Nashville, TN 37217, parties of the second part, Grantees.

WITNESSETH, that in consideration of the sum of Zero Dollars and No Cents ($0.00), the actual consideration paid or to be paid, and other good and valuable considerations, receipt of which are hereby acknowledged, the said parties of the first part do grant and convey to the said George Clarke and Jennifer Clarke, in fee simple, all that lot of ground situate in Davidson County, Tennessee, and described as follows, that is to say:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 411, on the plan of Edge-O-Lake Estates, Section VI, of record in Plat Book 3700, Page 16, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

The improvements thereon being commonly known as 2508 Sleepy Hollow Drive, Nashville, TN 37217.

Being the same lot or parcel of ground which by Deed dated May 26, 2006 and recorded June 6, 2006 among the Land Records of Davidson County, State of Tennessee, in Instrument: 20060606-0066654, was granted and conveyed by and between Lisa D. Smith, AKA Lisa Simmons, married and Robert Allen Simmons, husband, unto George Clarke.

Grantor(s) hereby represent(s) and warrant(s) that the property described herein does not constitute his/her/their homestead property.

The Grantees hereby certify, under penalties of perjury, that the land conveyed in said Deed is residentially improved, owner-occupied real property and that the residence will be occupied by us.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said , their heirs and assigns forever in fee simple and the said party of the first part his/her heirs, assigns and representatives hereby covenants that he/she are lawfully seized and possessed of said real estate, have full power and lawful authority to sell and convey the same; and they will forever warrant and defend the title to the same against lawful claims.

AND_ the said party of the first part hereby covenants that he/she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he/she will warrant generally the property hereby granted; and that he/she will execute such further assurances of the same as may be requisite.

WITNESS the hand(s) and seal(s) of Grantor and Grantee.

TEST:

_____ George Clarke, Grantor (Seal)

_____ George Clarke, Grantee (Seal)

_____ Jennifer Clarke, Grantee (Seal)

OATH OF VALUE

STATE OF TN COUNTY OF Davidson

I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $0.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THAT WHICH THE PROPERTY WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

SWORN AND SUBSCRIBED BEFORE ME THIS 9th day of March, 2017.

Jennifer Clarke, Affiant George Clarke, Affiant

STATE OF TENNESSEE, CITY/COUNTY OF Davidson, to wit:

I HEREBY CERTIFY that on this 9th day of March, 2017, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared George Clarke, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same.

* and Jennifer Clarke

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

ELLEN F. GANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Ellen F. Gannon
Notary Public

My Commission expires: 7/2/18

STATE OF TENNESSEE, CITY/COUNTY OF Davidson, to wit:

I HEREBY CERTIFY that on this 9th day of March, 2017, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared George Clarke and Jennifer Clarke known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

ELLEN F. GANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Ellen F. Gannon
Notary Public

My Commission expires: 7/2/18

RETURN TO:
Resource Real Estate Services, LLC
300 Red Brook Blvd. Suite 300
Owings Mills, MD 21117
(410) 654-5550
DB-17-16667

True Copy Certification

I, Millard S. Rubenstein, do hereby make oath that I am a licensed attorney and/or 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
MILLARD S. RUBENSTEIN

State of Maryland

County of Baltimore

Personally appeared before me, Jeremy Kaufman, a notary public for this county and state, Millard S. Rubenstein who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JEREMY KAUFMAN NOTARY PUBLIC BALTIMORE CITY, MD.

My Commission Expires: 04-08-2021
Notary' Seal (if on paper)