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

Davidson County DEEDQC
Recvd: 07/19/17 09:55 5 pgs
Fees:27.00 Taxes:0.00
20170719-0072634

QUIT CLAIM DEED

Return To:

New Owner(S) Address &
Mail Tax Statements To:
Benjamin Frye
401 Edencrest Court
Antioch, TN 37013

Property Tax ID#: 149 15 0A 057.00
File #: FNTGI-101914786-181454-CJ

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, BENJAMIN FRYE, an unmarried man and former wife STEPHANIE D. FRYE, an unmarried woman, as Grantors, hereby conveys all rights, titles and interests that We may have in to BENJAMIN FRYE, an unmarried man, as Grantees, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 149 15 0A 057.00
Property Address: 401 Edencrest Court, Antioch, TN 37013

Prior Deed recorded 11/14/2006 In Instrument 200611140141300, Davidson County Court Clerk's Office.

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

Stephanie D. Frye
STEPHANIE D. FRYE

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, STEPHANIE D. FRYE, 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 10th day of July, 2017.

Karen R. Campbell
Notary Public
My Commission expires: Nov. 6, 2017

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

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

Stephanie D. Frye
STEPHANIE D. FRYE

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

Karen R. Campbell
Notary
My Commission expires: Nov. 6, 2017

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

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.

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

Benjamin Frye
BENJAMIN FRYE

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, BENJAMIN FRYE, 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 10th day of July, 2017.

Karen R. Campbell
Notary Public
My Commission expires: Nov. 6, 2017

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

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

Benjamin Frye
BENJAMIN FRYE

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

Karen R. Campbell
Notary
My Commission expires: Nov. 6, 2017

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

Exhibit A

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

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY. STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 50 ON THE PLAN OF SECTION TWO, CAMBRIDGE FOREST, OF RECORD IN PLAT BOOK 9700, PAGE 672, REGISTER'S OFFICE FOR SAID COUNTY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Parcel ID: 149 15 0A 057.00

Commonly known as 401 Edencrest Ct, Antioch, TN 37013
However, by showing this address no additional coverage is provided

BEING THE SAME PROPERTY CONVEYED TO BY
DEED RECORDED ON IN BOOK PAGE

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