Davidson County DEEDQC
Recvd: 07/27/17 14:49 4 pgs
Fees:22.00 Taxes:0.00
20170727-0076322

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

QUIT CLAIM DEED

Return To:

New Owner(S) Address &
Mail Tax Statements To:
Ara A. Akopians and Srbuhi Akopians
3011 Towne Village Road
Antioch, TN 37013

Property Tax ID#: 15010005500
File #: FNTGI-101993291-184932-CJ

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, ARA A. AKOPIANS a married man surviving joint tenant of ARAKSIN GHAPRELIAN, deceased, herein joined by his wife SRBUHI AKOPIANS, as Grantors, hereby conveys all rights, titles and interests that We may have in to ARA A. AKOPIANS and SRBUHI AKOPIANS, husband and wife as joint tenants with rights of survivorship, as Grantees, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 15010005500
Property Address: 3011 Towne Village Road, Antioch, TN 37013

Prior Deed recorded 04/01/1996 In Book 9998 Page 539, Davidson County Court Clerk's Office.

Witness our hands this the 21 day of July, 2017.

ARA A. AKOPIANS

SRBUHI AKOPIANS

STATE OF TN. }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, ARA A. AKOPIANS and SRBUHI AKOPIANS, 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 21 day of July, 2017.

Eddie N. Morthel
Notary Public
My Commission expires: 9-16-2030

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

ARA A. AKOPIANS

SRBUHI AKOPIANS

Subscribed and sworn to before me this the 21 day of July, 2017.

Eddie N. Morthel
Notary
My Commission expires: 9-16-2030

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

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 240 ON THE PLAN OF TOWNE VILLAGE OF THE COUNTRY, SECTION III, OF RECORD IN PLAT BOOK 5200, PAGE 268 AND 269, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION

Parcel ID: 15010005500

Commonly known as 3011 Towne Valley Road (aka 3000 Stone Bridge Rd), Antioch, TN 37013
However, by showing this address no additional coverage is provided

BEING THE SAME PROPERTY CONVEYED TO **ARA A. AKOPIANS AND ARAKSIN GHAPRELIAN** BY DEED RECORDED ON **April 1, 1996** IN BOOK **9998** PAGE **539**

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