QUITCLAIM DEED

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(AFFIX SEAL)

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH OF JULY 2017

Notary Public

MY COMMISSION EXPIRES: 5/8/18

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, atty for Main Street Title, Inc., 2231 N. Mt Juliet Rd, #203, Mount Juliet TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Allen Totten	SAME	
(NAME)	(NAME)	
3437 Chandler Way	SAME	173-16-0A-109.00
Antioch, TN 37013	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

JOSEPH EDWARD WALSH, SINGLE, HEREINAFTER CALLED THE GRANTORS, HEREBY QUITCLAIMS TO, **MATTHEW ALLEN TOTTEN, UNMARRIED** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL HIS/HER/THEIR RIGHT, TITLE AND INTEREST IN 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. 167, on the Plan of Hidden Creek, Phase I, Section 2, Phase 2 and Phase 3, Section 1, of record in Instrument No. 20030213-0020016 as corrected in Instrument No. 20031120-0169641, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.
Being the same property conveyed to Joseph Edward Walsh, single and Matthew Allen Totten, single as joint tenants with rights of survivorship by deed from Fred M. Scheer and Patricia R. Scheer, husband and wife, dated June 28, 2016 and recorded in Instrument No. 20160629-0066634 in said Register's Office.

This is improved ☒ Unimproved property, known as 3437 Chandler Way, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WITH THE HEREDITAMENTS AND APPURTENANCES THERETO APPERTAINING, HEREBY RELEASING ALL CLAIM TO HOMESTEAD THEREIN. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDQC
Recvd: 07/31/17 12:39 3 pgs
Fees:17.00 Taxes:0.00
20170731-0077352

Witness my hand on 7/19, 2017.

Joseph Edward Walsh

STATE OF PA

COUNTY OF monroe

Personally appeared before me, Diane L Siptroth (notary public), Joseph Edward Walsh, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal.

My Commission Expires: may 25 2021

Diane L Siptroth, Notary Public

Commonwealth of Pennsylvania

Notarial Seal
DIANE L SIPTROTH – Notary Public
POCONO TWP, MONROE COUNTY
My Commission Expires May 25, 2021

True Copy Certification

I, Ed Tignor, 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.

Ed Tignor
Signature

State of TN

County of Wilson

Personally appeared before me, Todd A Richards, a notary public for this county and state, Ed Tignor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Todd A. Richards
Notary's Signature

My Commission Expires: 9-10-18
Notary' Seal (if on paper)

