Return &

This instrument prepared by:
Leila H. Hale, Esq.
9041 South Pecos Road, #3900
Henderson, Nevada 89074
PH: 702-736-6400

Davidson County DEEDQC
Recvd: 08/17/17 11:16 5 pgs
Fees:27.00 Taxes:0.00
20170817-0084562

63461339-414742 7

QUITCLAIM DEED

TITLE OF DOCUMENT

0 3383835463

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
Jarmaine L. Betts	Jarmaine L. Betts	Map/Parcel:
1929 Pinehurst Drive	1929 Pinehurst Drive	07212031600
Nashville, Tennessee 37216	Nashville, Tennessee 37216	

Fair Market Value: $178,400.00

FOR AND IN CONSIDERATION of SIXTY THOUSAND AND NO/100 DOLLARS ($60,000.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Jarmaine L. Betts, an unmarried man and Tiffani N. Betts, an unmarried woman,** by these presents do hereby quitclaim and convey unto the said **Jarmaine L. Betts, an unmarried man,** Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to remove ex-wife from Title.

This is unimproved ( ) property known as 1929 Pinehurst Drive, Nashville, Tennessee 37216
Improved ( )

Pursuant to Judgment of Divorce, dated April 24, 2017 in Davidson County Court Case No. 15D-2437

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

(Attached to and becoming a part of Quitclaim Deed dated 8-7-2017
between Jarmaine L. Betts, an unmarried man and Tiffani N. Betts, an unmarried woman, as Seller(s) and Jarmaine L. Betts, an unmarried man, as Purchaser(s).)

Witness our hand this 7th day of Aug, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jarmaine L. Betts

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ACKNOWLEDGMENT

STATE OF Tennessee)
COUNTY OF Davidson) ss

Personally appeared before me, Thomas D. Larson, a Notary Public in and for said County and State, **Jarmaine L. Betts** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Nashville, TN this 7 day of Aug, A.D., 2017.

NOTARY STAMP/SEAL

Thomas D. Larson NOTARY PUBLIC
Notary Commission Expires: May 3, 2021

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code 67-4-409(a)(4).

Subscribed and sworn to before me this the 7 day of Aug, 2017.

(Affix Seal)

Affiant Jarmaine L. Betts

Notary Public Thomas D. Larson

My Commission Expires: May 3, 2021

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Attached to and becoming a part of Quitclaim Deed dated July 7th, 2017 between Jarmaine L. Betts, an unmarried man and Tiffani N. Betts, an unmarried woman, as Seller(s) and Jarmaine L. Betts, an unmarried man, as Purchaser(s).)

Witness our hand this 11 day of July, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Tiffani N. Betts

Tiffani N. Betts

ACKNOWLEDGMENT

STATE OF Tn)

COUNTY OF Davidson) ss

Personally appeared before me, Gail L. Farley, a Notary Public in and for said County and State, **Tiffani N. Betts** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Nashville, Tn this 11 day of July, A.D., 2017.

NOTARY STAMP/SEAL

Gail L. Farley

NOTARY PUBLIC

Notary Commission Expires: 8/27/2021

GAIL L FARLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF DAVIDSON IN THE STATE OF TN

LAND IN DAVIDSON COUNTY, TENNESSEE AND BEING LOT NO. 52 ON THE PLAN OF RIVERWOOD HEIGHTS, SECTION 8, AS OF RECORD IN BOOK 3842, PAGE 157, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Jarmaine L. Betts and wife, Tiffani N. Betts by Deed from Kenneth D. Hutchins of record in Document No. 20060614-0070963, said Register's Office.

True Copy Certification

I, **John Janeway**, 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 – John Janeway

State of MICHIGAN

County of WAYNE

Personally appeared before me, **Thomas S. Buxton**, a notary public for this county and state, **John Janeway** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature – Thomas S. Buxton

My Commission Expires: February 4, 2020
Notary' Seal (if on paper)

THOMAS S. BUXTON
Notary Public, State of Michigan
County of Genesee
My Commission Expires Feb. 04, 2020
Acting in the County of WAYNE