Davidson County DEEDQC
Recvd: 08/18/17 09:48 4 pgs
Fees:22.00 Taxes:0.00
20170818-0084953

THIS INSTRUMENT PREPARED BY:
April MacIntyre
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:
Eric A. Angles
108 Cedar Place Bend
Nashville, TN 37221

Property Tax ID#: 114-15-0A-021.00-C
File #: 172212N

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, ERIC A. ANGLES and SHAYNA D. ANGLES, husband and wife, as Grantors, hereby convey all rights, titles and interests that we may have in to ERIC A. ANGLES, married, as Grantees, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 114-15-0A-021.00-C
Property Address: 108 Cedar Place Bend, Nashville, TN 37221

Prior Deed recorded 04/26/2016 as Instrument 20160426-0040443, Davidson County Court Clerk's Office.

Witness our hands this the 14 day of August, 2017.

ERIC A. ANGLES

SHAYNA D. ANGLES

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, ERIC A. ANGLES and SHAYNA D. ANGLES, 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 14 day of August, 2017.

Notary Public
My Commission expires: 5/20/2020

RODRIGUEZ TURNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

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

ERIC A. ANGLES

SHAYNA D. ANGLES

Subscribed and sworn to before me this the 14 day of August, 2017.

Notary
My Commission expires: 5/20/2020

RODRIGUEZ TURNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

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"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 21, ON THE PLAN OF CEDAR PLACE COMMUNITY, A PLANNED UNIT DEVELOPMENT (WITH PRIVATE ELEMENTS), FILED AS EXHIBIT TO AND ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT 20140918-0085685, AS AMENDED IN INSTRUMENT 20141008-0093372, AS CORRECTED IN INSTRUMENT 20141112-0104513, AS AMENDED IN INSTRUMENT 20150319-0023886, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ERIC A. ANGLES AND SHAYNA D.ANGLES, HUSBAND AND WIFE, BY DEED FROM, DALAMAR HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT 20160426-0040443, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Parcel Id# 114-15-0A-021.00-C

Property Address: 108 Cedar Place Bend, Nashville, TN 37221

Return to: 17221W TN
Progressive Land Title Agency, Ltd.
5000 Rockside Rd., Ste. 420
Independence, OH 44131

Certification Page Efile

Cross-reference: Certification Page by Attorney

T.C.A. – 66-24-101 (d3) – The certification of an electronic document shall be made by either a licensed attorney or the custodian of the electronic version of the document and the signature of that person shall be acknowledged by a notary public. The certification shall be transmitted with the electronic document and shall be recorded by the county register as a part of the document being registered. The certification exact form is prescribed – please see the TCA.

Public Chapter 420

Effective July 1, 2007

I, _____Renee Kozak_____ 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.

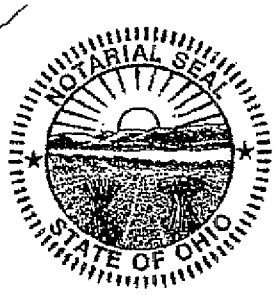
X _____

State of OHIO
County of CUYAHOGA

Personally appeared before me__Tonya Loga_____, , a notary public for this county and state, Renee Kozak
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:
Notary's Seal



TONYA M SMITH-LOGA
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES
NOVEMBER 23, 2019