Bill Garrett Davidson County
Batch# 27671 DEEDQC
11/20/2017 10:39:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20171120-0118737

PREPARED BY:
Resource Real Estate Services, LLC
300 Red Brook Blvd. Suite 300
Owings Mills, MD 21117

RETURN TO:
Resource Real Estate Services, LLC
300 Red Brook Blvd. Suite 300
Owings Mills, MD 21117
(410) 654-5550
FILE #DB-17-25399

QUIT CLAIM DEED

Send tax bills to:
Steven C. Davis
Svetlana F. Davis
3905 Sussex Dr.
Nashville, TN 37207

GRANTEE ADDRESS:
Steven C. Davis and Svetlana F. Davis
3905 Sussex Drive
Nashville, TN 37207

PARCEL ID#: 041 15 0 014.00

THIS DEED made this 10th day of November, 2017 by and between Steven C. Davis and Svetlana S. Davis, erroneously referred to as Svetlana F. Davis in current Deed, husband and wife, of 3905 Sussex Drive, Nashville, TN 37207, parties of the first part, Grantors and Steven C. Davis and Svetlana S. Davis, husband and wife, of 3905 Sussex Drive, Nashville, TN 37207, parties of the second part, Grantees.

WITNESSETH, that in consideration of the sum of Dollars and No Cents (0.00), the actual consideration paid or to be paid, and other good and valuable considerations, receipt of which are hereby acknowledged, the said parties of the first part do grant and convey to the said Steven C. Davis and Svetlana S. Davis tenants by the entireties, in fee simple, all that lot of ground situate in Davidson County, Tennessee, and described as follows, that is to say:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 316 on the Plan of Bellshire Estates, Section "A" of record in Book 2331, pages 115 & 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

The improvements thereon being commonly known as 3905 Sussex Drive, Nashville, TN 37207.

Being the same lot or parcel of ground which by Deed dated January 29, 2007 and recorded February 2, 2017 among the Land Records of Davidson County, State of Tennessee, inInstrument: 20070202-0013857, was granted and conveyed by and between Epifanio S. Felipe and wife Cecilia Ramirez, unto Steven C. Davis and wife Svetlana F. Davis.

The Grantees hereby certify, under penalties of perjury, that the land conveyed in said Deed is residentially improved, owner-occupied real property and that the residence will be occupied by us.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

WITNESS the hand(s) and seal(s) of Grantor and Grantee.

ATTEST:

_____ _____ (Seal)
Steven C. Davis, Grantor

_____ _____ (Seal)
Svetlana S. Davis, Grantor

OATH OF VALUE

STATE OF TN

COUNTY OF Davidson

I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $0.00.

SWORN AND SUBSCRIBED BEFORE ME THIS 10th day of November, 2017.

_____
Steven C. Davis, Affiant

_____
Svetlana S. Davis, Affiant

STATE OF TENNESSEE, ~~CITY~~/COUNTY OF Davidson, to wit:

I HEREBY CERTIFY that on this 10th day of November, 2017, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Steven C. Davis, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same. & and Svetlana S. Davis

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

My Commission expires: 7/2/18

ELLEN F. GAMMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, ~~CITY~~es/COUNTY OF Davidson, to wit:

I HEREBY CERTIFY that on this 10th day of November, 2017, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Svetlana S. Davis* known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

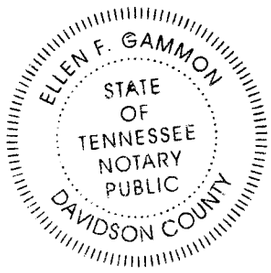
* and Steven C. Davis

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Ellen F. Gammon
Notary Public

My Commission expires: 7/2/18

RETURN TO:
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300 Red Brook Blvd. Suite 300
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(410) 654-5550
DB-17-25399



True Copy Certification

I, MILLARD S. RUBENSTEIN, 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

MILLARD S. RUBENSTEIN

State of Maryland

County of Baltimore

Personally appeared before me, Jeremy Kaufman, a notary public for this county and state, [: MILLARD S. RUBENSTEIN 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: 04-08-2021

Notary' Seal (if on paper)

JEREMY KAUFMAN NOTARY PUBLIC BALTIMORE CITY, MD.