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

Bill Garrett Davidson County
Batch# 38723 DEEDQC
12/18/2017 11:22:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20171218-0128566

QUIT CLAIM DEED

Return To:

New Owner(S) Address &
Mail Tax Statements To:
Ryan A. Wallace and Stephanie M. Wallace
382 Huntington Ridge Drive
Nashville, TN 37211

Property Tax ID#: 161 11 0A 040.00
File #: L-95854

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, RYAN A. WALLACE a married man who acquired title as an unmarried man, herein joined by his spouse STEPHANIE M. WALLACE, as Grantors, hereby convey all rights, titles and interests that we may have in to RYAN A. WALLACE and STEPHANIE M. WALLACE, husband and wife, as Grantees, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 161 11 0A 040.00
Property Address: 382 Huntington Ridge Drive, Nashville, TN 37211

Prior Deed recorded 09/16/2014, as Instrument 20140916-0084653, Davidson County Court Clerk's Office.

Witness our hands this the 4th day of November, 2017.

RYAN A. WALLACE

STEPHANIE M. WALLACE

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, RYAN A. WALLACE and STEPHANIE M. WALLACE, 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.

LEIGH S. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Witness my hand and official seal this the 4th day of November, 2017.

Notary Public Leigh S. Smith
My Commission expires: 7/27/20

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

RYAN A. WALLACE

STEPHANIE M. WALLACE

LEIGH S. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this the 4th day of November, 2017.

Notary Leigh S. Smith
My Commission expires: 7/27/20

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. 40 ON THE PLAN OF HUNTINGTON RIDGE TOWNHOUSES, OF RECORD IN PLAT BOOK 4675, PAGE 9, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED TO RYAN A WALLACE FROM MICHAEL MOONEY AND REBECCA MOONEY BY DEED DATED 8/28/14 AND RECORDED ON 9/16/14 IN THE OFFICE OF THE ROD FOR DAVIDSON COUNTY, TENNESSEE, AT INSTRUMENT NUMBER 20140916-0084653.

ALSO KNOWN AS 382 HUNTINGTON RIDGE DRIVE, NASHVILLE, TN 37211

PARCEL NUMBER 161 11 0A 040.00

True Copy Certification

I, Deanna Sykes, 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.

Deanna Sykes
Signature

State of Florida

County of Pinellas

Personally appeared before me, [Kim M. Creasy], a notary public for this county and state, [Deanna Sykes] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KIM M. CREASY
MY COMMISSION # GG 082519
EXPIRES: March 20, 2021
Bonded Thru Notary Public Underwriters

Kim M Creasy
Notary's Signature

My Commission Expires: Notary' Seal (if on paper)

KIM M. CREASY