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

# QUIT CLAIM DEED

Return To:

Bill Garrett Davidson County
Batch# 52589 DEEDQC
01/29/2018 11:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180129-0008915

New Owner(S) Address &
Mail Tax Statements To:
Theresa Darnell
142 Five Oaks Drive
Nashville, TN 37217

Property Tax ID#: 107 05 0A 142.00
File #: 102181381-197529-CJ

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, I, THERESA DARNELL who erroneously acquired title as TERESA DARNELL, surviving spouse of BOBBY DARNELL, deceased, as Grantor, hereby conveys all rights, titles and interests that I may have in to THERESA DARNELL, an Unmarried Woman, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A**

Parcel ID: 107 05 0A 142.00
Property Address: 142 Five Oaks Drive, Nashville, TN 37217

Prior Deed recorded 12/03/1984, as Book 6438 Page 489 Instrument 167389, Davidson County Court Clerk's Office.

Witness our hands this the 16th day of Jan. 2018 ~~2017~~

Theresa Darnell
THERESA DARNELL

STATE OF MD }

COUNTY OF Baltimore }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, THERESA DARNELL, an unmarried woman, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 16th day of JANUARY 2018 ~~2017~~.

Theodore A Cava
Notary Public
My Commission expires: 02-06-2020

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

Theresa Darnell
THERESA DARNELL

Subscribed and sworn to before me this the 16th day of January 2018 ~~2017~~.

Theodore A Cava
Notary
My Commission expires: 02-06-2020

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

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 142 IN FIVE OAKS, A PLANNED UNIT DEVELOPMENT AS SHOWN ON THE PLAT OF RECORD IN BOOK 5200, PAGE 355, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

Parcel ID: 107 05 0A 142.00

Commonly known as 142 Five Oaks Drive, Nashville, TN 37217
However, by showing this address no additional coverage is provided

BEING THE SAME PROPERTY CONVEYED TO **BOBBY DARNELL AND WIFE, TERESA DARNELL** BY DEED RECORDED ON **December 3, 1984** IN BOOK **6438** PAGE **489**

# True Copy Certification

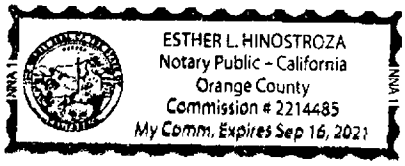
I, Erika Olivo, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law.

Signature

State of California

County of Orange

Personally appeared before me, Esther L. Hinostroza, a notary public for this county and state, Erika Olivo 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' Seal (if on paper)