Bill Garrett Davidson County
Batch# 112700 DEEDQC
07/05/2018 09:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180705-0065002

# QUITCLAIM DEED

This instrument was drafted solely based upon information supplied by the parties and without the benefit of a title search

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on July 03, 2018.

NOTARY PUBLIC

Commission expires: 11-08-2021

Morgan Harrison State of Tennessee Notary Public Davidson County

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215

| NAME/ADDRESS OF NEW OWNERS: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| CFF Management Services Sub 3, LLC<br>24 Glade Water Drive<br>Henderson, NV 89052 | Wells Fargo Home Mortgage<br>PO BOX 51162<br>Los Angeles, CA 90051-5462 | 181 03 OA 287.00 |

**KNOW ALL MEN BY THESE PRESENTS** that Matthew Fardell and Cynthia Fardell, husband and wife, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto CFF Management Services Sub 3, LLC, a Nevada limited liability company, its successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Revision One, Section Two of Phase One, Addition to Indian Creek Estates, RS-10 Subdivision – Cluster Lot Option, a Planned Unit Development, of record as Instrument No. 20070720-0086794, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Matthew Fardell and Cynthia Fardell, by deed from Samantha E. Wagner f/k/a Samantha E. Orlin and Jay Wagner, of record in Instrument No. 20170913-0093600, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

**WITNESS** our hands on July 03, 2018.

Matthew Fardell

Cynthia Fardell

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Matthew and Cynthia Fardell who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 03 day of JULY, 2018.

Notary Public

My Commission Expires: 11-08-2021

Morgan Harrison
State of Tennessee Notary Public
Davidson County

Certificate of Authenticity

I, John Cobb Rochford, 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

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford 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: 09-07-21.

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY