THIS INSTRUMENT PREPARED BY:
Jennifer Soltz
National Deed Network, Inc.
25400 US Highway 19 North, Suite 236
Clearwater, Florida 33763

Bill Garrett Davidson County
Batch# 118105 DEEDQC
07/18/2018 02:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180718-0070161

QUIT CLAIM DEED

Return To:

New Owner(S) Address &
Mail Tax Statements To:
Marie A. Breitenfeldt and Kate Marie Breitenfeldt
708 Bays Water Circle
Antioch, TN 37013

Property Tax ID#: 149 02 0A 016.00
File #: 102886291-226220-CJ

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, MARIE A. BREITENFELDT, an unmarried woman, as the surviving spouse of LARRY G. BREITENFELDT, as Grantors, hereby convey all rights, titles and interests that we may have in to MARIE A. BREITENFELDT, an unmarried woman and KATE MARIE BREITENFELDT, a single person, as joint tenants, as Grantees, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 149 02 0A 016.00
Property Address: 708 Bays Water Circle, Antioch, TN 37013

Prior Deed recorded 07/05/1985, in Book 6599, Page 551, in Instrument No. 18555, Davidson County Court Clerk's Office.

Witness our hands this the 12th day of July, 2018.

Marie A. Breitenfeldt
MARIE A. BREITENFELDT

STATE OF Tennessee }

COUNTY OF Davidson }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, MARIE A. BREITENFELDT, as the surviving spouse of LARRY G. BREITENFELDT, 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 12th day of July, 2018.

Notary Public
My Commission expires: 12/23/20

GREG D. DAVIS NOTARY PUBLIC STATE OF TENNESSEE

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

Marie A. Breitenfeldt
MARIE A. BREITENFELDT

Subscribed and sworn to before me this the 12th day of July, 2018.

Notary
My Commission expires: 12/23/20

GREG D. DAVIS NOTARY PUBLIC STATE OF TENNESSEE

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.

Title No 102886291-226220-CJ

LEGAL DESCRIPTION

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 LOT NO. 16 ON THE PLAN OF PICCADILLY SQUARE, PHASE 1, AS OF RECORD IN BOOK 5200, PAGES 720, 721, 722, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Parcel ID: 149 02 0A 016.00

Commonly known as 708 Bays Water Circle, Antioch, TN 37013
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded in Book: 6599 Page: 551 Instrument: 18555 in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Joseph Luis Prado, Jr., do hereby make oath that I am licensed attorney and/or 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

Printed Name: Joseph Luis Prado, Jr.

State of California

County of Orange

Personally appeared before me, T. House a notary public for this county and state, Joseph Luis Prado, Jr., 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: 2-3-19

Notary Seal:

T. HOUSE
Commission # 2096091
Notary Public - California
Los Angeles County
My Comm. Expires Feb 3, 2019