AFTER RECORDING RETURN TO:
Armour Settlement Services, LLC
10220 S. Dolfield Road Suite 200
Owings Mills, MD 21117
File No. 18-4387RH

This document prepared by:
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866-333-3081

Tax ID No.: 059-15-A-0253.00CO

Bill Garrett Davidson County
Batch# 131548 DEEDQC
08/21/2018 12:01:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180821-0082842

QUIT CLAIM DEED

THIS DEED made and entered into on this 23 day of July, 2018, by and between **Vickie E. Sparks F/K/A Vickie E. Stevenson, a married woman who acquired title as single, joined in execution by her spouse Maurice Sparks** a mailing address of 3052 Chateau Valley Drive, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **Vickie E. Sparks, a married woman,** with a mailing address of 3052 Chateau Valley Drive, Nashville, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 3052 Chateau Valley Drive, Nashville, TN 37028 also known as 1000 Chateau Valley Court

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number 20100622-0048646, recorded on 06/22/2010 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Vickie E. Sparks

Maurice Sparks

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Vickie E. Sparks and Maurice Sparks, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, this 23 day of July, 2018.

Notary Public
My Commission expires: 8/17/19

NICOLE MARINA WATTS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

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

Vickie E. Sparks
Affiant- Vickie E. Sparks

Maurice Sparks
Affiant- Maurice Sparks

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 23 day of July, 2018.

Nicole Marina Watts
Notary Public
My Commission Expires: 8/17/19

NICOLE MARINA WATTS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Name and address for person(s) responsible for taxes:

Vickie E. Sparks
3052 Chateau Valley Drive
Nashville, TN 37207

Name and address of property owner:

Vickie E. Sparks
3052 Chateau Valley Drive
Nashville, TN 37207

EXHIBIT A
LEGAL DESCRIPTION

All that certain lot or parcel of land situate in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 25, as shown on the map entitled Final Plat, Phase 1, Chateau Valley, of record Plat Book 6900, Pages 893-895, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property which, by Special Warranty Deed dated April 27, 2010, and recorded on June 22, 2010 among the Land Records of the County of Davidson, State of Tennessee, in Special Warranty Deed Instrument No. 20100622-0048646, was granted and conveyed by Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America unto Vickie E. Stevenson.

Parcel ID Number: 059-15-A-025.00CO

PROPERTY COMMONLY KNOWN AS: 3052 Chateau Valley Drive, Nashville, TN 37028

True Copy Certification

I, Roy Gartenlea, 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 Maryland

County of Baltimore

Personally appeared before me, ~~[Name of Notary]~~ Jessica Gicola, a notary public for this county and state, Roy Gartenlea | 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)

JESSICA C. GICOLA
Notary Public-Maryland
Baltimore County
My Commission Expires
October 12, 2021