Karen Y Johnson Davidson County
Batch# 140721 DEEDQC
09/14/2018 08:42:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20180914-0091214

QUITCLAIM DEED

Return to:

TIMIOS, INC.
5716 CORSA AVE
WESTLAKE VILLAGE CA 91362
FILE NO. 1655784

STATE OF TENNESSEE
COUNTY OF DAVIDSON
I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.

Affiant Randy A. Davis

SUBSCRIBED AND SWORN TO ME, THIS THE 15TH DAY OF JUNE, 2018.

CLARISSA BLAKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary Public

MY COMMISON EXPIRES: 1/8/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Viridiana Adame, BC LAW 1181 CALIFORNIA AVE., STE. 185 CORONA, CA 92881
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RANDY A. DAVIS	RANDY A. DAVIS	075 07 0 091.00
4433 BATON ROUGE DRIVE HERMITAGE, TN 37076	4433 BATON ROUGE DRIVE HERMITAGE, TN 37076	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **RANDY A. DAVIS AND WIFE, ELIZABETH A. DAVIS,(LEGALLY SEPARATED)** HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **RANDY A. DAVIS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 193 ON THE PLAN OF TULIP GROVE SUBDIVISION, SECTION FOUR, AS OF RECORD IN PLAT BOOK 4175, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF. SAID LOT 193 FRONTS 81.50 FEET ON THE EASTERLY MARGIN OF BATON ROUGE DRIVE AND RUNS BACK BETWEEN LINES MEASURING 151.36 FEET ON THE NORTHERLY SIDE AND 151.5 FEET ON THE SOUTHERLY SIDE TO A DEED LINE IN THE REAR, MEASURING 81.50 FEET THEREIN.

BEING THE SAME PROPERTY CONVEYED TO RANDY A. DAVIS AND WIFE, ELIZABETH A. DAVIS BY DEED FROM PAMELIA A. NICHOLS, A WIDOW RECORDED 01/22/2002 IN DEED AS NO 20021220008352, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property known as, 4433 BATON ROUGE DRIVE, HERMITAGE, TN 37076

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of June, 2018.

RANDY A. DAVIS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, CLARISSA BLAKE of the state and county mentioned, personally appeared **RANDY A. DAVIS,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary Public
Printed Name: CLARISSA BLAKE
My Commission Expires: 1/8/19

Witness my hand this 16 day of June, 2018.

Elizabeth A Davis

ELIZABETH A. DAVIS

STATE OF ~~TENNESSEE~~ Florida

COUNTY OF Lee

Before me, Jason Braunstein, Notary Public of the state and county mentioned, personally appeared **ELIZABETH A. DAVIS** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

NOTARY PUBLIC STATE OF FLORIDA

JASON BRAUNSTEIN
Commission # GG 170603
Expires December 25, 2021
Bonded Thru Budget Notary Services

Notary Public
Printed Name: Jason Braunstein
My Commission Expires: 12-25-21

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: 075 - 07 - 0091 - 00
BOOK MAP PARCEL SPLIT LETTER

Does this sale include any parcels that are being split / divided?

Check one: Yes ☐ No ☒

How many parcels, other than the Primary Parcel, are included in this sale? 1

Please list the additional parcels below (no more than four):

(1) _____ (3) _____

(2) _____ (4) _____

9. ***FOR OFFICIAL USE ONLY: Buyer and Seller leave blank***

(a) County of Recordation: _____

(b) Docket & Page Number: _____

(c) Date of Recording: _____

(d) Fee / Recording Number: _____

Validation Codes:

(e) ASSESSOR _____ (f) DOR _____

ASSESSOR'S USE ONLY

Verify Primary Parcel in Item 1: _____ - _____ - _____ - _____

Use Code: **Full Cash Value: $**

2. SELLER'S NAME AND ADDRESS:

_____

_____

3. (a) BUYER'S NAME AND ADDRESS:

Randy A. Davis
4433 BATON ROUGE DR.
HERMITAGE TN 37076

(b) Are the Buyer and Seller related? Yes ☐ No ☒

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

4433 Baton Rouge Dr Hermitage TN 37076

5. MAIL TAX BILL TO:

Escrow

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**

a. ☐ Vacant Land
b. ☒ Single Family Residence
c. ☐ Condo or Townhouse
d. ☐ 2-4 Plex
e. ☐ Apartment Building
f. ☐ Commercial or Industrial Use
g. ☐ Agricultural
h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify: _____

7. RESIDENTIAL BUYER'S USE: If you checked **b, c, d** or **h** in Item 6 above, please check **one** of the following:

☒ **To be occupied by owner or "family member."**
☐ **To be rented to someone other than "family member."**

See reverse side for definition of a "family member."

8. NUMBER OF UNITS: _____

For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

10. TYPE OF DEED OR INSTRUMENT **(Check Only One Box):**

a. ☐ Warranty Deed
b. ☐ Special Warranty Deed
c. ☐ Joint Tenancy Deed
d. ☐ Contract or Agreement
e. ☒ Quit Claim Deed
f. ☐ Other:

11. SALE PRICE: $ Ø 00

12. DATE OF SALE (Numeric Digits): 06 18
Month Year

(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: $ Ø 00

14. METHOD OF FINANCING:

a. ☐ Cash **(100% of Sale Price)**
b. ☐ Exchange or trade
c. ☐ Assumption of existing loan(s)
d. ☐ Seller Loan (Carryback)
e. ☐ New loan(s) from financial institution:
(1) ☐ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☒ Other financing; Specify: NONE

15. PERSONAL PROPERTY *(see reverse side for definition)*:

(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes ☐ No ☒

(b) If Yes, provide the dollar amount of the Personal Property:

$ _____ 00 **AND**

briefly describe the Personal Property:

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):

_____

_____

Phone

18. LEGAL DESCRIPTION *(attach copy if necessary)*:

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20____

Notary Public _____

Notary Expiration Date _____

CLARISSA BLAKE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-15-2019

Signature of Buyer/Agent Randy A. Davis

State of TENNESSEE, County of DAVIDSON

Subscribed and sworn to before me on this 15TH day of JUNE 2018

Notary Public _____

Notary Expiration Date 1/8/19

201809140091214

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(b) Docket & Page Number: _____

(c) Date of Recording: _____

(d) Fee / Recording Number: _____

Validation Codes:

(e) ASSESSOR _____ (f) DOR _____

ASSESSOR'S USE ONLY

Verify Primary Parcel in Item 1: _____ - _____ - _____ - _____

Use Code: **Full Cash Value: $**

2. SELLER'S NAME AND ADDRESS:
Elizabeth A. Davis
455 Emden St.
N. Fort Myers, FL 33903

3. (a) BUYER'S NAME AND ADDRESS:
Randy A. DAVIS
4433 Baton Rouge Dr
Hermitage, TN 37076

(b) Are the Buyer and Seller related? Yes ☐ No ☒
If Yes, state relationship:

4. ADDRESS OF PROPERTY:
4433 Baton Rouge Dr, Hermitage TN 37076

5. MAIL TAX BILL TO:
4433 Baton Rouge Dr
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c. ☐ Joint Tenancy Deed
d. ☐ Contract or Agreement
e. ☑ Quit Claim Deed
f. ☐ Other:

11. **SALE PRICE:** $ 0 **00**

12. DATE OF SALE (Numeric Digits): 06 / 18
Month Year

(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: $ 0 **00**

14. METHOD OF FINANCING:

a. ☐ Cash **(100% of Sale Price)**
b. ☐ Exchange or trade
c. ☐ Assumption of existing loan(s)
d. ☐ Seller Loan (Carryback)
e. ☐ New loan(s) from financial institution:
(1) ☐ Conventional
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$ _____ **00** **AND**

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17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):

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_____

Phone

18. LEGAL DESCRIPTION *(attach copy if necessary)*:

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent Elizabeth A. Davis Elizabeth A. Davis

State of Florida, County of Lee

Subscribed and sworn to before me on this 16 day of June 20 18

Notary Public _____

Notary Expiration Date 12-25-21

JASON BRAUNSTEIN
Commission # GG 170603
Expires December 25, 2021
Bonded Thru Budget Notary Services

Signature of Buyer/Agent

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20____

Notary Public _____

Notary Expiration Date _____

201809140091214

True Copy Certification

I, Arwen Hebert 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 TEXAS

COUNTY OF COLLIN

Personally appeared before me, Dewayne S. Winrow, a Notary Public for this county and state, Arwen Hebert who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

DEWAYNE S. WINROW
Notary Public, State of Texas
Comm. Expires 08-31-2021
Notary ID 126947795

Notary's Signature

My Commission Expires: 8/31/2021