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

QUIT CLAIM DEED

Return To:

New Owner(S) Address &
Mail Tax Statements To:
Laura K. McCarthy
5132 Roxborough Drive
Hermitage, TN 37076

Property Tax ID#: 098 01 0 054.00
File #: ML-18-TN-1353

Karen Y Johnson Davidson County
Batch# 152766 DEEDQC
10/19/2018 12:54:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20181019-0103941

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, LAURA K. MCCARTHY an unmarried woman who acquired title as a married woman and SIMON PETER FOX, a single man, as Grantors, hereby convey all rights, titles and interests that we may have in to LAURA K. MCCARTHY an unmarried woman, as Grantees, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 098 01 0 054.00
Property Address: 5132 Roxborough Drive, Hermitage, TN 37076

Prior Deed recorded 02/18/2010, in Instrument 20100218-0012284, Davidson County Court Clerk's Office.

Witness our hands this the 7 day of September, 2018.

Laura K. McCarthy
LAURA K. MCCARTHY

STATE OF Tennessee }

COUNTY OF Davidson }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, LAURA K. MCCARTHY 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 7 day of September, 2018.

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: May 3, 2021

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

Laura K McCarthy
LAURA K. MCCARTHY

Subscribed and sworn to before me this the 7 day of September, 2018.

Notary
My Commission expires: May 3, 2021

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness our hands this the 5 day of September, 2018.

SIMON PETER FOX

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, SIMON PETER FOX, 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 5 day of September, 2018.

NICOLA BULLARD NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public
My Commission expires: 10/17/19

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

SIMON PETER FOX

Subscribed and sworn to before me this the 5 day of September, 2018.

NICOLA BULLARD NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

10/17/19
Notary
My Commission expires:

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:

BEING LOT NO. 10 ON THE PLAN OF ROXBOROUGH SUBDIVISION OF RECORD IN BOOK 5200, PAGE 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Parcel ID: 098 01 0 054.00

Commonly known as 5132 Roxborough Drive, Hermitage, TN 37076
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 Quitclaim Deed recorded in Instrument: 20100218-0012284 in the Register's Office of Davidson County, Tennessee.

I, E. McCool - Recording Clerk, 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, TRISHA MCNEIR, a notary public for this county and state, (~~name of person making certification~~ E. McCool - Recording Clerk) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

TRISHA MCNEIR
Notary Public, State of Texas
Comm. Expires 12-02-2019
Notary ID 130456059

MY COMMISSION EXPIRES: 12-2-2019

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).