AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 533348347-59103724

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Karen Johnson Davidson County
Batch# 274477 DEEDQC
08/21/2019 10:31:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190821-0083920

Tax ID No.: 086-14-0A-112.00-C

QUIT CLAIM DEED

THIS DEED made and entered into on this 9th day of AuGuST, 2019, by and between **Wanda J. Epling f/k/a Wanda J. Vinson**, a mailing address of 112 Thistle Lane, Hermitage, TN 37076, hereinafter referred to as Grantor(s) and **Wanda J. Epling and Gary Epling, wife and husband, as joint tenants**, a mailing address of 112 Thistle Lane, Hermitage, TN 37076, 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, quitclaim and convey 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: 112 Thistle Lane, Hermitage, TN 37076

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to Wanda J. Vinson from Thomas W. Grumke and Jane Barry-Grumke in a prior Deed recorded under Book 6263 Page 129, recorded on 04/03/1984 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).

Tax ID No.: 086-14-0A-112.00-C

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

Wanda J. Epling f/k/a Wanda J. Vinson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Wanda J. Epling f/k/a Wanda J. Vinson, the within named bargainer, 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, at offices, the 9th day of August, 2019.

Notary Public
My Commission expires: 12-22-2021

SHAMARI HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

VALUATION AFFIDAVIT

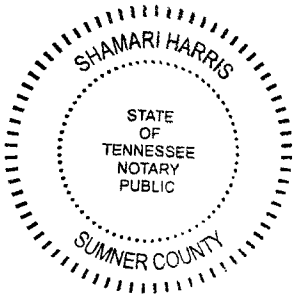
I, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Wanda J. Epling
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 9th day of August, 2019.

Shamari Harris
Notary Public
My Commission Expires: 12-22-2021



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

Wanda J. Epling and Gary Epling
112 Thistle Lane
Hermitage, TN 37076

Name and address of property owner:

Wanda J. Epling and Gary Epling
112 Thistle Lane
Hermitage, TN 37076

EXHIBIT A
LEGAL DESCRIPTION

BEING UNIT NO. 112 ON THE PLAN OF HERMITAGE MEADOWS SUBDIVISION, STAGE ONE, OF RECORD IN BOOK 5200, PAGE 507, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE LEGAL DESCRIPTION THEREOF.

THE CONVEYANCE OF THE ABOVE PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

1. SAID PREMISES ARE RESTRICTED BY ALL OF THE REQUIREMENTS, CONDITIONS, EASEMENTS, ASSESSMENTS, LIENS, USES, RESTRICTIONS, LIMITATIONS, BURDENS AND OTHER UNDERTAKINGS, INCLUDING THE RIGHTS AND INTERESTS OF OTHER LOT OWNERS WITHIN HERMITAGE MEADOWS; AND INCLUDING THE REQUIREMENT THAT ALL OWNERS OF LOTS IN HERMITAGE MEADOWS BE MEMBERS OF THE HERMITAGE MEADOWS HOMEOWNERS' ASSOCIATION, SUBJECT TO ASSESSMENT FOR THE PAYMENT OF COSTS INCIDENT TO THE MAINTENANCE OF THE COMMON AREAS, THE IMPROVEMENTS THEREON, AND THE ADMINISTRATIVE EXPENSES OF THE ASSOCIATION, AND PROVIDING FOR A LIEN TO SECURE THE PAYMENT THEREOF WHICH IS SECONDARY TO ANY FIRST MORTGAGE ALL AS CONTAINED IN INSTRUMENTS EXECUTED BY THE GRANTORS AND RECORDED IN BOOK 6034, PAGE 365, SAID REGISTER'S OFFICE, WHICH SAID INSTRUMENTS ARE INCLUDED IN THIS DEED BY REFERENCE AND MADE A PART THEREOF THE SAME AS THOUGH COPIED HEREIN VERBATIM.

2. EASEMENTS AND MINIMUM BUILDING SETBACK LINES, CONDITIONS OF THE OWNER'S CERTIFICATE AND DEDICATION OF COMMON AREAS AS SHOWN THE PLAN OF HERMITAGE MEADOWS SUBDIVISION, STAGE ONE, OF RECORD AS AFORESAID.

3. THE FEE TITLE HEREIN CONVEYED SHALL NOT EXTEND BEYOND THE INDIVIDUAL LOT LINES OR UPON ANY ROADS WHICH HAVE BEEN DEDICATED TO THE PUBLIC, OR UPON ANY WALKWAY, PARKS, PLAYGROUNDS, OR OTHER COMMON PROPERTY, AND THE FEE TITLE TO SUCH COMMON PROPERTY (DESIGNATED "COMMON AREA" ON THE PLAN OF HERMITAGE MEADOWS SUBDIVISION, STAGE ONE) IS VESTED IN HERMITAGE MEADOWS HOMEOWNERS' ASSOCIATION FOR THE COMMON ENJOYMENT OF ALL MEMBERS OF SAID ASSOCIATION.

4. EASEMENTS FOR SANITARY SEWERS AND WATER LINES GRANTED CUMBERLAND UTILITY DISTRICT.

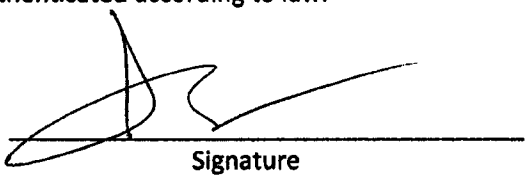
5. TAXES FOR THE CURRENT YEAR WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S) HEREIN.

APN: 086-14-0A-112.00-C

PROPERTY COMMONLY KNOWN AS: 112 THISTLE LANE, HERMITAGE, TN 37076

TRUE COPY CERTIFICATION

I, Frank Dec, do hereby make oath that I am a 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

STATE OF NEW YORK

COUNTY OF ERIE

Personally appeared before me, JIM ROALDI, a notary public for this country and state, FRANK DEC, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.



Notary Public's Signature

My Commission Expires 6/6/21

Notary's Seal

JAMES ROALDI
Notary Public, State of New York
Qualified in Erie County
Commission Expires June 06, 2021