Return to:

TRANSTAR NATIONAL TITLE
2301 W. PLANO PARKWAY, STE. 105
PLANO TX 75075
FILE NO. 449606

Karen Johnson Davidson County
Batch# 344208 DEEDQC
01/16/2020 10:37:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200116-0005814

EXEMPT- QUIT CLAIM
CONSIDERATION LESS THAN $50

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. 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
LONNIE J. ELAM	LONNIE J. ELAM	075 12 0F 039.00
735 TULIP GROVEE ROAD UNIT 333 HERMITAGE, TN 37076	735 TULIP GROVEE ROAD UNIT 333 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, **LONNIE J. ELAM, A MARRIED MAN WHO ACQUIRED TITLE AS A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **LONNIE J. ELAM, A MARRIED MAN**, 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:

All that certain parcel of land situate in the City of Hermitage, County of Davidson and State of Tennessee bounded and described as follows:

Land in Davidson County, Tennessee, Being Lot 39, AKA Unit 333, Tulip Cove Townhomes, as shown on plat of record in Exhibit B of Instrument No. 20050517-0055768, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property as transferred by deed dated 05/05/2015, recorded 05/06/2015, from Anthony J. Mannarino, unmarried and Bethany D. Mannarino, unmarried to Lonnie J. Elam, single man, recorded as Instrument #: 20150506-0041243.

Property known as, 735 TULIP GROVEE ROAD UNIT 333, 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 30th day of November, 2019.

Lonnie J. Elam

LONNIE J. ELAM

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Anne Marie Vaughan of the state and county mentioned, personally appeared **LONNIE J. ELAM,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

Anne Marie Vaughan

Notary Public
Printed Name: Anne Marie Vaughan
My Commission Expires: 9/03/23

ANNE MARIE VAUGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10 .

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 30th day of November, 2019.

Notary Public

My commission expires: 01/03/23

ANNE MARIE VAUGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, ASHLEY PIKE, 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.

Ashley R-L
ASHLEY PIKE

State of Texas

County of Collin

Personally appeared before me, Heather Gallant, a notary republic for this county and state, ASHLEY PIKE who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather Gallant

MY COMMISSION EXPIRES: 8-6-23

Notary's Seal (If on paper)

HEATHER GALLANT
Notary Public, State of Texas
Comm. Expires 08-06-2023
Notary ID 125722860