Karen Johnson Davidson County
Batch# 371116 DEEDQC
03/11/2020 12:58:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200311-0027412

This instrument prepared by:
First American Title Attn: Recording Team
4795 Regent Blvd
Irving, TX 75063
(866)-264-7799

File No.: **1048618LV**

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 01/16/2020, by and between **PHILIP A. RECTOR, A SINGLE MAN AND SHARON W CALVERT, A SINGLE WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** party of the first part**, and PHILIP A. RECTOR AND SHARON W. RECTOR, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, party of the second part.

WITNESSETH: That for and in consideration of **Ten Dollars ($10.00)** cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of **NASHVILLE**, County of **DAVIDSON**, State of **Tennessee** and being more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by **QUIT CLAIM DEED** Deed of record in: **Book N/A, Page No. N/A or Instrument No.: 20160629-0066588** in said Registor's office.

X The property is improved with an address of: **3125 STAFFORD DR, NASHVILLE, Tennessee 37214**

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

PHILIP A. RECTOR

SHARON W. CALVERT

STATE OF **Tennessee**

COUNTY OF Davidson

Personally appeared before me, Ann Stathos Donnell (name of notary public), Philip A Rector-Sharon W Calvert, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 01/14/2020.

Notary Public

My Commission Expires: 11/03/2020

ANN STATHOS DONNELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF **Tennessee**

COUNTY OF Davidson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $**0.00**. **Exempt per T.C.A. 67-4-409(a)(4)**

Affiant

Subscribed and sworn to before me this the 01/14/2020.

Notary Public

My Commission Expires: 11/03/2020

ANN STATHOS DONNELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
08507003900

NAME AND ADDRESS OF A PROPERTY OWNER:
PHILIP A. RECTOR AND SHARON W. CALVERT
3125 STAFFORD DR
NASHVILLE, TN 37214

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
PHILIP A. RECTOR AND SHARON W. CALVERT
3125 STAFFORD DR
NASHVILLE, TN 37214

EXHIBIT "A"

The Land referred to herein below is situated in the City of NASHVILLE, County of Davidson, State of Tennessee, and is described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 195 ON THE PLAN OF SECTION FOUR, STANFORD COUNTY CLUB ESTATES, OF RECORD IN BOOK 2900, PAGES 83 AND 84, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE DETAILED DESCRIPTION OF SAID LOT.

Being all of that certain property conveyed to PHILIP A. RECTOR, A SINGLE MAN AND SHARON W CALVERT, A SINGLE WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP from PHILIP A. RECTOR, by deed dated 06/28/2016 and recorded 06/29/2016 in Instrument Number 20160629-0066588 of official records.

APN #: **08507003900**

True Copy Certification

I, Melony Witthaus, 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

Count of Dallas

Personally, appeared before me, Allyn Morgan, notary public for this county and state, appeared Melony Witthaus, 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: 05-10-2020

Notary Seal

ALLYN MORGAN
Notary Public, State of Texas
Comm. Expires 05-10-2020
Notary ID 13065766-2