[The Deed sample shown below represents a typical scenario in which real property is transferred using a Quitclaim Deed.]

After Recording Return to:
GODEEDS
8940 MAIN ST.
CLARENCE, NY 14031
File No. LZTEST1

This document prepared by:
_____
_____
_____
_____

Tax ID No.:
1234567890

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF [COUNTY]

THIS INDENTURE made and entered into on this _____ day of _____, _____, by and between JOHN DOE AND ANN DOE, HUSBAND AND WIFE, 1000 MAIN STREET, [CITY], TN [ZIP] hereinafter referred to as Grantor(s) and JOHN DOE AND ANN DOE, TRUSTEES OF THE JOHN DOE AND ANN DOE LIVING TRUST, 1000 MAIN STREET, [CITY], TN [ZIP], hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in [COUNTY] County, TENNESSEE:

SEE ATTACHED EXHIBIT "A"

Also known as: 1000 MAIN STREET, [CITY], TN [ZIP]
Property Tax ID No.: 1234567890
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER: 123456789, Recorded: 03/01/2003

And that said conveyance does not render the Grantor insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

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Assessor's parcel No. 1234567890

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

_____
JOHN DOE

_____
ANN DOE

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned notary public of the aforesaid County and State, _____, 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 _____ day of _____, _____.

_____
Notary Public
My Commission expires: _____

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VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $1.00.

_____
Affiant

Subscribed and sworn to before me this ____ day of _____, _____.

_____
Notary Public
Commission Expires _____

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

JOHN DOE AND ANN DOE
1000 MAIN STREET
[CITY], TN [ZIP]

Name and address of property owner:

JOHN DOE AND ANN DOE
1000 MAIN STREET
[CITY], TN [ZIP]

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EXHIBIT A
LEGAL DESCRIPTION

PROPERTY COMMONLY KNOWN AS: 1000 MAIN STREET, [CITY], TN [ZIP]

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