Davidson County DEEDQC
Recvd: 11/22/10 14:18 5 pgs
Fees:27.00 Taxes:0.00
20101122-0093393

Commitment Number: 2010-9446

NREIS Mortgage Recording

100 Beecham Drive

Pittsburgh, PA 15205

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

New Property Owner/Mail Tax Statements To:
Craig Carpenter and **Stacy Carpenter**, 1820 Primrose Avenue, Nashville, TN 37212

EXEMPT: SEC.67-4-409(A)(4)

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 117040335

QUITCLAIM DEED D10-101098

Craig Carpenter and **Stacy Carpenter F/K/A Stacy Swartz**, husband and wife, hereinafter grantors, of **Davidson County, Tennessee**, for $0.00 in consideration paid, grant and quitclaim to **Craig Carpenter** and **Stacy Carpenter**, husband and wife. as tenants by the entireties, hereinafter grantees, whose tax mailing address is **1820 Primrose Avenue, Nashville, TN 37212**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 12 of Block A on the Map of Belmont Terrace Annex No. 4 of record in Plat Book 974, page 97, Register's Office for Davidson County, Tennessee. Said LotNo.12fronts 65.0 feet on the northerly side of Primrose Avenue and runs back between parallel lines 160.2 feet to an alley in the rear. Being the same premises conveyed to Craig Carpenter and Stacy Swartz, both unmarried, as joint tenants with right of survivorship by WarrantyDeed recorded04/14/2003 in Instrument No 20030414-0049316.
Sometimes known as: 1820 Primrose Avenue, Nashville, TN 37212

CWC SXC

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Prior instrument reference: **20030414-0049316**

Executed by the undersigned on Nov 16, 2010:

Craig Carpenter
Craig Carpenter

Stacy Carpenter fka Stacy Swartz
Stacy Carpenter f/k/a Stacy Swartz

STATE OF Tennessee

COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Nov 16, 2010 by **Craig Carpenter** and **Stacy Carpenter F/K/A Stacy Swartz,** who are personally known to me or have produced Driver's Lic as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

PEGGY L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO., TN

My Commision Expires
JULY 5, 2011

Maximum principal indebtedness for Tennessee recording tax purposes is $\varnothing$.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me Peggy Niemann

This 16 day of Nov, 2010.

Affiant

CRAIG CARPENTER
Print Name

PEGGY L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO., TN

My Commision Expires JULY 5, 2011

(Seal)

Notary Public

My commission expires:

7-5-11

Peggy Niemann
Print Name

Grantees' Names and Address:

Craig Carpenter and **Stacy Carpenter**
1820 Primrose Avenue, Nashville, TN 37212
Send tax statement to grantees

SBC

I105C587

SCHEDULE "A"

THE FOLLOWING REAL PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 12 OF BLOCK A ON THE MAP OF BELMONT TERRACE ANNEX NO. 4 OF RECORD IN PLAT BOOK 974, PAGE 97, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 12 FRONTS 65.0 FEET ON THE NORTHERLY SIDE OF PRIMROSE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 160.2 FEET TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO THE GRANTORS(S) BY A DEED RECORDED 04/14/2003, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, STATE OF TENNESSEE, IN INSTRUMENT NO: 20030414-0049316.

KNOWN: 1820 PRIMROSE AVE

PARCEL: 117-4-335

True Copy Certification

I, REBECCA LUDWIG, 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.

Rebecca Ludwig
Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, Jason R Gold, a notary public for this county and state, Rebecca Ludwig 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: 11/8/2011
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jason R. Gold, Notary Public
Robinson Twp., Allegheny County
My Commission Expires Nov. 8, 2011
Member, Pennsylvania Association of Notaries