Davidson County DEEDQC
Recvd: 02/28/13 16:12 5 pgs
Fees:27.00 Taxes:0.00
20130228-0020354

Commitment Number: 13-02063FST

After Recording, Return To:
First Source Title Agency, Inc.
12000 Snow Rd. #8
Parma, Ohio 44130

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
Mark A. Chamblee and **Deborah K. Chamblee**, 505 Garfield Street, Nashville, TN 37208

EXEMPT: Transfer for no consideration Sec. 67-4-409(a)(4)

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 082050C00400CO

QUITCLAIM DEED

Mark Allan Chamblee nka Mark A. Chamblee, married to **Deborah K. Chamblee**, hereinafter grantor, of **Davidson County, TN**, for $0.00 and as a gift in consideration paid, grants and quitclaims to **Mark A. Chamblee** and **Deborah K. Chamblee**, husband and wife, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **505 Garfield Street, Nashville, TN 37208**, 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:

LAND in Davidson County, Tennessee, being UNIT No. 1-A, on the plan of Fifth Avenue Townhomes, also being part of lot one of the Resubdivision of Lots 138 and 140, North Nashville Real Estate Co. according to the Master Deed of record in Instrument No. 20050426-0046463 as supplemented in Instrument No. 20050809-0094006, in the Register's

Office of Davidson County, Tennessee, and more particularly described in Plat Instrument No. 20040909-0109143, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being all the premises conveyed to Mark Allan Chamblee, from Heath Allan Chamblee, by deed dated 03/14/2011, recorded 04/25/2011 in Instrument No. 20110425-0031202 in the Official Public Records of Davidson County, State of Tennessee.

Tax ID No. 082050C00400CO

Property Address is: 505 Garfield Street, Nashville, TN 37208

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: **20110425-0031202**

Executed by the undersigned on February 27th, 2013:

Mark Allan Chamblee nka Mark A. Chamblee

Mark Allan Chamblee nka Mark A. Chamblee

Deborah K Chamblee

STATE OF Alabama

COUNTY OF Lauderdale

The foregoing instrument was acknowledged before me on February 27th, 2013 by **Mark Allan Chamblee nka Mark A. Chamblee** who is personally known to me or has produced Driver License as identification, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.

Misty M Stewart

Notary Public 06/08/2014



Maximum principal indebtedness for Tennessee recording tax purposes is 0.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Alabama
County of Lauderdale

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

This 27th day of February, 2013.

Mark Allan Chamblee nka Mark A Chamblee
Affiant

MARK ALLAN CHAMBLEE nka MARK A CHAMBLEE
Print Name

Deborah K Chamblee
Misty M Steward
Notary Public

(Seal)

My commission expires:
06/08/2014

Misty M Steward
Print Name



True Copy Certification

I, Megan McNamara, 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.

Megan McNamara
Signature

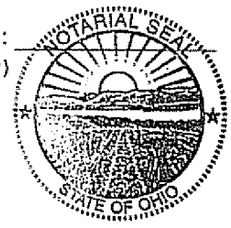
State of OHIO

County of CUYAHOGA

Personally appeared before me, Christian Leonhardt a notary public for this county and state, Megan McNamara who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

C. R. Leonhardt
Notary's Signature

My Commission Expires:
Notary' Seal (if on paper)



CHRISTIAN R. LEONHARDT
Notary Public
In and for the State of Ohio
My Commission Expires
March 6, 2016