Davidson County DEEDQC
Recvd: 03/14/14 11:59 4 pgs
Fees:22.00 Taxes:0.00
20140314-0021483

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 7 day of MARCH, 2014, by and between **Kristin N. Owen, formerly known as Kristin N. Hagan and Michael Owen, wife and husband,** hereinafter known and referred to as **GRANTORS**, and **Kristin N. Owen, a married woman,** whose tax mailing address is 1307 Jones Avenue, Nashville, TN 37207, hereinafter known and referred to as **GRANTEE;**

WITNESSETH:

For and in consideration of the sum of **$10.00**, cash in hand paid by Grantee to Grantors, the receipt of all of which is hereby acknowledged, the Grantors have bargained, sold, aliened, and conveyed, and do by these presents quitclaim unto the Grantee, his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

Being part of Lot No. 2 on the plan of A.B. Spann's Subdivision of the Lischey Garden, of record in Book 161, Page 116, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the east margin of Jones Avenue at the southwest corner of the property conveyed in Book 1644, page 60, said Register's Office; thence with Grammer's south line eastwardly 150 feet; thence southwardly 50 feet; thence westerly 150 feet to said margin of Jones Avenue; thence with Jones Avenue northwardly 50 feet to the point of beginning.

Included but Expressly Excluded from the above legal description as follows: Right of way Acquisition

Beginning at a point in the existing right of way of Jones Ave., 16 feet right of station 12 plus 97.68 Project
Thence; with the westerly right of way of Jones Ave., North 14 deg 06' 34" East, 49.98 feet to a point 16 feet right of station 13 plus 47.67 Project 01-R-05.

Thence; leaving the easterly right of way of Jones Ave., South 75 deg 53' 26", 9 feet to a point; Thence; South 14 deg. 06' 34" West to a point;
Thence; North 75 deg. 53' 26" West, 9 feet to the point of beginning.
Said portion of land contains 449.85 square feet, or .01 acres.

Temporary Construction Easement

True Copy Certification

I, Tiffany Scott, 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.

Tiffy Scott
Signature

State of PA

County of Allegheny

Ronna L. Tate

Personally appeared before me, [Name of Notary], a notary public for this county and state, [Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

*Tiffany Scott

Ronna L Tate
Notary's Signature

My Commission Expires: 5/10/2016
Notary' Seal (if on paper)

NOTARIAL SEAL
RONNA L TATE
Notary Public
MOON TWP., ALLEGHENY COUNTY
My Commission Expires May 10, 2016

Beginning at a point 25 feet right of station 12 plus 97.68 Project 01-R-05;
Thence; North 14 deg. 06' 34" East 49.98 feet to a point 25 feet right of station 13 plus 47.67 Project 01-R-05;
Thence; South 75 deg. 53' 26" East, 20 feet to a point;
Thence; South 25 deg. 06' 34" West, 49.98 feet to a point;
Thence; North 75 deg 53' 26" West, 20 feet to the point of beginning.
Said portion of land contains 999.67 square feet, or 0.023 acres.

Being the same parcel conveyed to Kristin N. Hagan from Tommy Owen, by virtue of a deed dated 8/27/2008, recorded 8/28/2008, as Instrument No. 20080828-0088460 County of Davidson, State of Tennessee.

Assessor's Parcel No: 071-16-0-045-00

IN TESTIMONY WHEREOF, witness the hand of the Grantors herein, all on this the day and year first above written.

Kristin N Owen by Sarah Duesenberry as Attorney in fact
Kristin N. Owen, formerly known as Kristin N. Hagan

Michael Owen by Sarah Duesenberry as Attorney in fact
Michael Owen

STATE OF ~~TENNESSEE~~ PENNSYLVANIA)
)
ALLEGHENY COUNTY)

The undersigned, a Notary, does certify that on this 7 day of MARCH, 2014, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Kristin N. Owen, formerly known as Kristin N. Hagan and Michael Owen, By SARAH DUESENBERRY AS ATTORNEY IN FACT.

Notary Public
My Commission Expires: 4-12-15

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Stacey Franciscus, Notary Public
Moon Twp., Allegheny County
My Commission Expires April 12, 2015

IN THIS OATH OF VALUE, I, or we, as Grantor (s) hereby swear or affirm that the actual consideration for this transfer is $10.00, to the best of the Grantors' knowledge, information and belief.

Kristin N Owen by Sarah Duesenberry as Attorney in fact
Kristin N. Owen, formerly known as Kristin N. Hagan

Michael Owen by Sarah Duesenberry as Attorney in fact
Michael Owen

STATE OF ~~TENNESSEE~~ PENNSYLVANIA)
)
ALLEGHENY COUNTY)

The undersigned, a Notary Public, does certify that on this 7 day of MARCH, 2014, the foregoing Oath of Value was produced to me and was sworn to, acknowledged and delivered by Kristin N. Owen, formerly known as Kristin N. Hagan and Michael Owen, By SARAH DUESENBERRY AS ATTORNEY IN FACT

Stacey F.
Notary Public
My Commission Expires: 4-12-15

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Kristin N. Owen, formerly known as Kristin N. Hagan
1307 Jones Avenue
Nashville, TN 37207

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Stacey Franciscus, Notary Public
Moon Twp., Allegheny County
My Commission Expires April 12, 2015

Property Owner and Address:
Kristin N. Owen, formerly known as Kristin N. Hagan
1307 Jones Avenue
Nashville, TN 37207

This instrument prepared without title examination by:
John E. Norman, Esq.
333 West Vine Street, Suite 207
Lexington, KY 40507
(859) 252-1690