Davidson County DEEDQC
Recvd: 04/21/14 08:40 4 pgs
Fees:22.00 Taxes:0.00
20140421-0032552

18110613

# QUITCLAIM DEED

**THIS DEED OF CONVEYANCE** made and entered into on this 8 day of April, 2014, by and between **Braden Goldman and Danni Penny Welch, husband and wife, who acquired title as unmarried individuals,** hereinafter known and referred to as **GRANTORS**, and **Braden Goldman and Danni Penny Welch, husband and wife, as tenants by the entirety,** whose tax mailing address is 636 Waco Drive, Nashville, Tennessee 37209, hereinafter known and referred to as **GRANTEES;**

**W I T N E S S E T H :**

For and in consideration of the sum of **$0.00**, cash in hand paid by Grantees 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 Grantees, as tenants by the entirety, a certain tract of real estate more fully described as follows:

**The following described property:**

**Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Moss-Wood Subdivision, Section 2, of record in Book 2900, page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.**

**This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.**

**Being the same parcel conveyed to Braden Goldman and Danni Penny Welch from Danni Penny Welch, by virtue of a deed dated 1/16/2008, recorded 2/7/2008, in Deed as Instrument No. 20080207-0012732 County of Davidson, State of Tennessee.**

**Assessor's Parcel No: 091-05-0-097.00**

This conveyance is exempt from transfer tax under T.C.A 67-4-409(a)(3)(A), as same creates a tenancy by the entirety from one spouse to the other, and therefore, no oath of value is required for this deed in accordance with the provisions of T.C.A. 67-4-409(a)(5).

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

Braden Goldman

Braden Goldman

Danni Penny Welch

Danni Penny Welch

STATE OF TENNESSEE )
)
Davidson COUNTY )

The undersigned, a Notary, does certify that on this 8 day of April, 2014, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Braden Goldman and Danni Penny Welch.

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires
January 27, 2015

Barbara Collins

Notary Public
My Commission Expires: Jan. 27, 2015

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Braden Goldman and Danni Penny Welch
636 Waco Drive
Nashville, Tennessee 37209

Property Owner and Address:
Braden Goldman and Danni Penny Welch
636 Waco Drive
Nashville, Tennessee 37209

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

# True Copy Certification

I, David Bagwell, 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.

David Bagwell
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Ronna L Tate, a notary public for this county and state, DAVID BAGWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ronna L Tate
Notary's Signature

My Commission Expires: 5/10/16
Notary' Seal (if on paper)

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