Davidson County DEEDQC
Recvd: 01/28/15 14:17 5 pgs
Fees:27.00 Taxes:0.00
20150128-0008238

Commitment Number: 471998

After Recording Return To:
ERIN E. HOWINGTON
7127 RIVERFRONT DR, NASHVILLE, TENNESSEE 37221

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:
ERIN E. HOWINGTON, 7127 RIVERFRONT DR, NASHVILLE, TENNESSEE 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
126-16-0A-472.00
Exempt from recordation tax. Tenn. Code Sec. 67-4-409 (a)(3)(A)(i)

QUITCLAIM DEED

RANDALL G. HOWINGTON, JR. and **ERIN E. WALKER, known now as Erin E. Howlington**, hereinafter grantors, whose tax-mailing address is **7127 RIVERFRONT DR, NASHVILLE, TENNESSEE 37221**, for $0.00 (Zero Dollars and no cents_) in consideration paid, grant and quitclaim to **RANDALL G. HOWINGTON, JR. AND ERIN E. HOWINGTON**, husband and wife, as tenants by the entirety, hereinafter grantee, whose tax mailing address is **7127 RIVERFRONT DR, NASHVILLE, TENNESSEE 37221**, the following real property:

ALL THAT TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING LOT NUMBER 467 ON THE PLAN OF FINAL PLAT RIVERWALK PHASE 3B AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NUMBER 20660106-0002328, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. P.I.D#: 126-16-0A-472.00

RH

Property Address is: 7127 RIVERFRONT DR, NASHVILLE, TENNESSEE 37221

Executed by the undersigned on September 25, 2014:

RANDALL G. HOWINGTON, JR.

Erin E. Walker known now as Erin E. Howington

ERIN E. WALKER, known now as Erin E. Howington,

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on September 25, 2014 by **RANDALL G. HOWINGTON, JR.** and **ERIN E. WALKER, known now as Erin E. Howington**, who are personally known to me or have produced Driver Licence 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.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public BRYANT L. GRANTHAM

MY COMMISSION EXPIRES:
7-24-2017

Maximum principal indebtedness for Tennessee recording tax purposes is 0.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
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, 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 25th day of September, 2014.

Amanda B. Leeth
Affiant

Amanda B. Leeth
Print Name

(Seal)

Notary Public

My commission expires:

7-24-2017

Bryant L. Grantham
Print Name

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EH

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY **DESCRIBED AS FOLLOWS:**

BEING LOT NUMBER 467 ON THE PLAN OF FINAL PLAT RIVERWALK PHASE 3B AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NUMBER 20660106-0002328, REGISTER'S OFFICE OF DAVIDSON COUNTY TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

DERIVATION: BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED DATED NOVEMBER 5, 2010 BY MAGALY MARTINEZ-FERRER AND JOSE L. RAMIREZ-IRIZARRY, HUSBAND AND WIFE TO RANDALL G. HOWINGTON, JR. AND ERIN E. WALKER AND RECORDED ON NOVEMBER 19,2010 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AS INSTRUMENT NUMBER 20101119-0092586.

UPDATED DERIVATION:

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED DATED SEPTEMBER 25, 2014 BY RANDALL G. HOWINGTON JR. AND ERIN E. WALKER TO RANDALL G. HOWINGTON JR. AND ERIN E. HOWINGTON, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY. THIS DEED WILL BE RECORDED SIMULTANEOUSLY IN THE DAVIDSON COUNTY REGISTER'S OFFICE WITH THE DEED OF TRUST.

PARCEL ID NUMBER: 126-16-0A-472.00

True Copy Certification

I, Stacy Pierce, 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.

Stacy Pierce
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Shannon McIntyre, a notary public for this county and state, , Stacy Pierce who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shannon McIntyre
Notary's Signature

My Commission Expires: 06/18/2016
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Shannon McIntyre, Notary Public
Collier Twp., Allegheny County
My Commission Expires June 18, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES