Davidson County DEEDQC
Recvd: 04/13/15 08:43 4 pgs
Fees:22.00 Taxes:0.00
20150413-0032029

File Number: 1558446

After Recording Return To:
Avenue 365 Lender Services
401 Plymouth Road, Ste 550
Plymouth Meeting, PA 19462

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:
Tammy Lynn Stone, 218 Pear Orch Drive, Goodlettsville, TN 37072

EXEMPT: Quitclaim deed given for no monetary consideration Section 67-4-409(A)(4)

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
018 03 0 011.00

QUITCLAIM DEED

Tammy Lynn Stone, who took title as married but is now divorced and not remarried, whose mailing address is **218 Pear Orch Drive, Goodlettsville, TN 37072** hereinafter grantor, for $0.00 and the correction of the public record as to her marital status as consideration paid, grants and quitclaims to **Tammy Lynn Stone**, unmarried, hereinafter grantee, whose tax mailing address is **218 Pear Orch Drive, Goodlettsville, TN 37072**, 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 ON THE PLAN OF CONNELL HILLS SUBDIVISION, AS OF RECORD IN BOOK 2900, PAGE 141, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 12 FRONTS 132.0 FEET ON THE SOUTHWESTERLY MARGIN OF PEAR ORCHARD DRIVE AND EXTENDS BACK BETWEEN LINES 251.9 FEET ON THE NORTHWESTERLY LINE AND 307.8 FEET ON THE SOUTHEASTERLY LINE, TO A

DEAD LINE IN THE REAR ON WHICH IT MEASURES 189.2 FEET.

BEING THE SAME PREMISES CONVEYED UNTO TAMMY L. STONE, A MARRIED PERSON, BY VIRTUE OF DEED FROM RUTH V. CARVER, A SINGLE PERSON DATED JANUARY 30, 2004, RECORDED FEBRUARY 4, 2004 IN INSTRUMENT NO. 20040204-0013872, DAVIDSON COUNTY, TN.

PARCEL ID: 018 03 0 011.00

Property Address is: 218 Pear Orch Drive, Goodlettsville, TN 37072

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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: **20040204-0013872**

Executed by the undersigned on 3-12-, 2015:

Tammy Lynn Stone

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 12 March, 2015 by **Tammy Lynn Stone** who is personally known to me or has produced a TN DL as identification, and furthermore, the aforementioned person has acknowledged that her signature was her free and voluntary act for the purposes set forth in this instrument.

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires
December 17, 2018

Notary Public

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(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, 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 12 day of March, 2015.

BARBARA COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
December 17, 2018

Affiant

Tammy Lynn Stone
Print Name

(Seal)

Barbara Collins
Notary Public

My commission expires:

12-17-2018

Barbara Collins
Print Name

True Copy Certification

I, ____Pheng Phanhsackdy_____, 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.

_____
Signature

State of _____Pennsylvania_____

County of _____Montgomery_____

Personally appeared before me, Shawnna L Sorenson, a notary public for this county and state, Pheng Phanhsackdy, 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: _____
Notary' Seal (if on paper)

NOTARIAL SEAL
SHAWNNA LEIGH SORENSON
Notary Public
PLYMOUTH TWP., MONTGOMERY COUNTY
My Commission Expires May 17, 2015