Davidson County DEEDQC
Recvd: 06/08/15 07:54 5 pgs
Fees:27.00 Taxes:0.00
20150608-0053216

QUITCLAIM DEED

#19196414

THIS DEED OF CONVEYANCE made and entered into on this 26th day of February, 2015, by and between **Thomas A. Levensailor, an unmarried man, who acquired title in error as Thomas A. Levensailer,** hereinafter known and referred to as **GRANTOR**, and **Thomas A. Levensailor, an unmarried man,** whose tax mailing address is 242 31st Avenue North, Nashville, Tennessee 37203, hereinafter known and referred to as **GRANTEE;**

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 Grantee to Grantor, the receipt of all of which is hereby acknowledged, the Grantor has bargained, sold, aliened, and conveyed, and does by these presents quitclaims unto the Grantee, his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

Situated in Davidson County, State of Tennessee, more particularly described as follows (the "Property").

Land in Davidson County, Tennessee, being Unit No. 242, on the Plan of The Row at 31st Condominiums, a horizontal property regime established by Master Deed recorded as Instrument No. 20030430-0057670, corrected in Instrument No. 20040203-0012935, Instrument No. 20040206-0014724; Instrument No. 20040615-0070764; Instrument No. 20040915-0111215; and Instrument No. 20080425-0042359, in the Register's Office of Davidson County, Tennessee.

Being the same parcel conveyed to Thomas A. Levensailer from SA Group Properties, Inc., a Minnesota Corporation, by virtue of a deed dated 1/29/2009, recorded 2/12/2009, as instrument no. 20090212-0012292 county of Davidson, state of Tennessee.

Assessor's Parcel No: 104-02-0-X24-20-0CO

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

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

Thomas A. Levensailor, who acquired title in error as Thomas A. Levensailer

Grantor

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 26 day of Feb., 2015, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Thomas A. Levensailor, who acquired title in error as Thomas A. Levensailer.

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 07, 2017

Notary Public
My Commission Expires: 3-7-2017

IN THIS OATH OF VALUE, I, or we, as Grantor (s) hereby swear or affirm that the actual consideration for this transfer is $0.00, to the best of the Grantor's knowledge, information and belief.

Thomas A. Levensailor, who acquired title in error as Thomas A. Levensailer

Grantor

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary Public, does certify that on this 26 day of Feb., 2015, the foregoing Oath of Value was produced to me and was sworn to, acknowledged and delivered by Thomas A. Levensailor, who acquired title in error as Thomas A. Levensailer.

Notary Public
My Commission Expires: 3-7-2017

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Thomas A. Levensailor
242 31st Avenue North
Nashville, Tennessee 37203

Property Owner and Address:
Thomas A. Levensailor
242 31st Avenue North
Nashville, Tennessee 37203

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

INDIVIDUAL ACKNOWLEDGMENT

State/ of Tenn.
County of Davidson } ss.

On this the 26 day of February, 2015, before me, Gloria M. Jackson, the undersigned Notary Public, personally appeared Thomas A. Levensailor,

☐ personally known to me – OR –

☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 07, 2017

Signature of Notary Public

Gloria M. Jackson, Notary
Other Required Information (Printed Name of Notary, Residence, etc.)

Place Notary Seal and/or Any Stamp Above

OPTIONAL

Although the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Right Thumbprint of Signer
Top of thumb here