Davidson County DEEDQC
Recvd: 06/10/15 08:04 3 pgs
Fees:17.00 Taxes:0.00
20150610-0054402

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 29th day of May, 2015, by and between **Leslie A. Janssen, formerly known as Leslie Alison Garrison, a married woman,** hereinafter known and referred to as **GRANTOR**, and **Leslie A. Janssen and Mark A. Janssen, wife and husband, as tenants by the entirety,** whose tax mailing address is 333 Shadow Glen Drive, Nashville, Tennessee 37211, 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 Grantor, the receipt of all of which is hereby acknowledged, the Grantor has bargained, sold, aliened, and conveyed, and do by these presents quitclaims unto the Grantees, as tenants by the entirety, a certain tract of real estate more fully described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 102 on the plan of Townhomes of Shadow Glen as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248; Instrument No. 20040317-0030572; Instrument No. 20040713-0083179; Instrument No. 20040720-0086706; Instrument No. 20040720-0086707, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same parcel conveyed to Leslie Alison Garrison from Beazer Homes Corp., a Tennessee Corporation, by virtue of a deed dated 8/22/2005, recorded 9/1/2005, in deed as Instrument No. 20050901-0105101 County of Davidson, State of Tennessee.

Assessor's Parcel No: 161 16 0A 102.00

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).

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

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

Leslie A. Janssen, f/k/a Leslie Alison Garrison

Leslie A. Janssen, formerly known as Leslie Alison Garrison

GRANTOR

STATE OF TENNESSEE)
)
Williamson COUNTY)

The undersigned, a Notary, does certify that on this 29th day of May, 2015, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Leslie A. Janssen, formerly known as Leslie Alison Garrison.

Notary Public
My Commission Expires: 03/21/2017

ANDREA A. SHEPHERD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Mark A. Janssen and Leslie A. Janssen
333 Shadow Glen Drive
Nashville, Tennessee 37211 1139783

Property Owner and Address:
Mark A. Janssen and Leslie A. Janssen
333 Shadow Glen Drive
Nashville, Tennessee 37211

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