Davidson County DEEDQC
Recvd: 07/01/15 09:34 3 pgs
Fees:17.00 Taxes:0.00
20150701-0063478

Commitment Number: 15-05277fst

After Recording, Send To:

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:
Micheal C. Lengyel, 3001 Hamilton Church #413 Antioch, TN 37421

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
163040A41300

QUITCLAIM DEED

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Micheal C. Lengyel erroneously taking title as Michael C. Lengyel, hereinafter grantor, of **Davidson County, Tennessee,** for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Micheal C. Lengyel,** hereinafter grantee, whose tax mailing address is **3001 Hamilton Church #413 Antioch, TN 37421,** 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: Land in Davidson County, Tennessee, being Unit 413, Hamilton Crossings Townhomes, a Planned Unit Development, as described in Instrument No.: 20040212-0016945, and as amended in Instrument No.: 20050310-0026134, Register's Office for Davidson County, Tennessee.

Being all the premises conveyed to Michael C. Lengyel, unmarried, from R.J. York Homes, LLC, by deed dated July 16, 2005, recorded August 02, 2005, in Instrument No. 20050802-0090427, in the Official Public Records of Davidson County, State of Tennessee. Tax ID No. 163040A413.00
Property Address is: 3001 Hamilton Church #413 Antioch, TN 37421

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.

Executed by the undersigned on June 19th, 2015:

Micheal C. Lengyel erroneously taking title as Michael C. Lengyel

Micheal C. Lengyel erroneously taking title as Michael C. Lengyel

STATE OF TN
COUNTY OF Hamilton

The foregoing instrument was acknowledged before me on June 19th, 2015 by **Micheal C. Lengyel erroneously taking title as Michael C. Lengyel** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Linda Davis
Notary Public
Comm! Exp! 6/8/16

LINDA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

True Copy Certification

I, Megan McNamara, 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.

Megan McNamara
Signature

State of Ohio

County of Cuyahoga

Personally appeared before me, *Christian R Leonhardt [Name of Notary], a notary public for this county and state, ~~[name of person making certification]~~ **Megan McNamara who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

C. R. Leonhardt
Notary's Signature

NOTARIAL SEAL
STATE OF OHIO

CHRISTIAN R. LEONHARDT
Notary Public
In and for the State of Ohio
~~My Commission Expires~~
~~Notary Public~~ (Recorded on paper)
My Commission Expires
March 6, 2016