Davidson County DEEDQC
Recvd: 09/18/15 07:59 4 pgs
Fees:22.00 Taxes:0.00
20150918-0094714

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 9th day of Sept, 2015, by and between **Jacob Hardy Nance, divorced and not remarried, and Sarah Elizabeth Kennedy, formerly known as Sarah Nance, divorced and not remarried,** hereinafter known and referred to as **GRANTORS**, and **Jacob Hardy Nance, an unmarried man,** whose tax mailing address is 4912 Michigan Avenue, Nashville, Tennessee 37209, 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 Grantors, the receipt of all of which is hereby acknowledged, the Grantors have bargained, sold, aliened, and conveyed, and do by these presents quitclaim unto the Grantee, his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

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

Being Unit No. A (4912) on the Plan of Fiftieth and Michigan Cottages as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140917-0085124, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same parcel conveyed to Jacob Hardy Nance and Sarah Nance from West Nashville Living, LLC, a Tennessee Limited Liability Company, by virtue of a deed dated 11/7/2014, recorded 11/12/2014, in deed as instrument no. 20141112-0104059 county of Davidson, state of Tennessee.

Assessor's Parcel No: 091-07-0-275-00

This conveyance is exempt from transfer tax under T.C.A 67-4-409(a)(3)(E), as same is pursuant to that divorce decree entered in Davidson County Civil Action No. 15D644, 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).

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

True Copy Certification

I, Jaime Petrosky, 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.

Jaime Petrosky
Signature

State of PA

County of Beaver

Personally appeared before me, [Name of Notary] Ronna L. Tate, a notary public for this county and state, [name of person making certification] * Jaime Petrosky 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

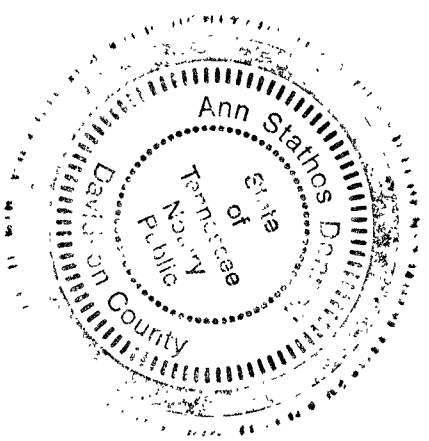
My Commission Expires: _____
Notary' Seal (if on paper)

NOTARIAL SEAL
RONNA L TATE
Notary Public
MOON TWP., ALLEGHENY COUNTY
My Commission Expires May 10, 2016

Jacob Hardy Nance

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 9th day of Sept, 2015, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Jacob Hardy Nance.



Notary Public
My Commission Expires: 12/06/16

Sarah Elizabeth Kennedy, formerly known as Sarah Nance

Sarah Elizabeth Kennedy, formerly known as Sarah Nance

STATE OF TN)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 9th day of September, 2015, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Sarah Elizabeth Kennedy, formerly known as Sarah Nance.

Notary Public
My Commission Expires: 12/04/16

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Jacob Hardy Nance
4912 Michigan Avenue
Nashville, Tennessee 37209

Property Owner and Address:
Jacob Hardy Nance (3)
4912 Michigan Avenue
Nashville, Tennessee 37209

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

#19894765