Davidson County	DEEDQC
Recvd: 10/07/15 10:13	6 pgs
Fees:32.00 Taxes:0.00	
20151007-0102193	

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Deeds on Demand, LLC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Return to: Title365-Pittsburgh, 420 Rouser Road, Blvd. 3, 5th Floor, Pittsburgh, PA 15108

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Elizabeth A. Vasarhelyi and Alex Zsolt	Elizabeth A. Vasarhelyi and Alex Zsolt	075-12-0F-048.00-C
735 Tulip Grove Road, Unit 315	735 Tulip Grove Road, Unit 315	
Hermitage, TN 37076-4630	Hermitage, TN 37076-4630	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, ALEX ZSOLT, divorced-not remarried, and MONICA ZSOLT, divorced-not remarried, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto ELIZABETH A. VASARHELYI, a single woman, and ALEX ZSOLT, a single man, as joint tenants with the right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 735 Tulip Grove Road, Unit 315, Hermitage, TN 37076-4630, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 48 a.k.a Unit 315, Tulip Cove Townhomes, as shown on the Plat recorded as Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Tulip Cove Homeowners Association, Inc., of record in Instrument No. 20050525-0059119, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description of said property.

TAX ID NO.: 075-12-0F-048.00-C

Being the same property conveyed to Alex Zsolt and Monica Zsolt, husband and wife, by Deed recorded in 20100601-0041759, in the Office of the Davidson County Register of Deeds, State of Tennessee.

Statement required by T.C.A. 66-24-121:
The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 735 Tulip Grove Road, Unit 315, Hermitage, TN 37076-4630.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18 day of September, 2015.

ALEX ZSOLT

MONICA ZSOLT

STATE OF TENNESSEE
COUNTY OF _____

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ALEX ZSOLT, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purposes therein contained, by signing his name(s), on this ____ day of _____, 20____.

SEE ATTACHED NOTARY CERTIFICATE

_____
Notary Public
My Commission expires:

STATE OF TENNESSEE
COUNTY OF Wilson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MONICA ZSOLT, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing her name(s), on this 18 day of September, 2015.

Ella K Butler
Notary Public
My Commission expires: 12/06/2016

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On September 23, 2015 before me, Cynthia Marie Lowery, Notary Public
(insert name and title of the officer)

personally appeared Alex Zsolt,
who 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 in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CYNTHIA MARIE LOWERY
Commission # 2110766
Notary Public - California
San Diego County
My Comm. Expires Jun 5, 2019

Signature Cynthia Marie Lowery (Seal)

Quitclaim Deed

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.00 .

Affiant/Grantee

Affiant/Grantee

Subscribed and sworn to before me this 18 day of September, 2015.

Ella K. Butler
Notary Public
My Commission expires: 12/06/2016

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

Escrow No.: 10-3122

EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, Being Lot No. 48 a.k.a Unit 315, TULIP COVE TOWNHOMES, as shown on the plat recorded as Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Tulip Cove Homeowners Association, Inc., of record in Instrument No. 20050525-0059119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Southern Business Consultants, LLC., a Tennessee Limited Liability Company, by Special Warranty Deed from MS Development Partnership, a Tennessee general partnership composed of Mack H. McClung and James Spangler, dated March 3, 2010, of record in Instrument No. 20100303-0016342, and corrected in Scriveners Affidavit, dated April 19, 2010, record in Instrument No. 20100420-0029665, Register's Office for Davidson County, Tennessee.

Description: Davidson,TN Document-Year.Date.DocID 2010.601.41758 Page: 3 of 3
Order: 790-15004540 Comment:

True Copy Certification

I, Tim Sexton, 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 Allegheny

Personally appeared before me, Natalie Irwin, a notary public for this county and state, Tim Sexton 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: 11-14-16

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
NATALIE MARIE IRWIN
Notary Public
MOON TWP., ALLEGHENY COUNTY
My Commission Expires Nov 14, 2016