Davidson County DEEDQC
Recvd: 11/03/15 11:18 5 pgs
Fees:27.00 Taxes:0.00
20151103-0111878

AFTER RECORDING RETURN TO:
TITLE 365
420 ROUSER ROAD BUILDING 3
CORAOPOLIS, PA 15108
File No. 790-15008340

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Tax ID No.: 092120A30400CO

QUIT CLAIM DEED

THIS DEED made and entered into on this 27 day of October, 2015, by and between **THOMAS A. WISEMAN, III, A MARRIED MAN, WHO ACQUIRED TITLE AS UNMARRIED, JOINED BY HIS SPOUSE JANET E. WISEMAN**, a mailing address of 1808 STATE STREET APARTMENT 304, NASHVILLE, TN 37203, hereinafter referred to as Grantor(s) and **THOMAS A. WISEMAN, III AND JANET E. WISEMAN, HUSBAND AND WIFE, AS TENANTS IN COMMON**, a mailing address of 1808 STATE STREET APARTMENT 304, NASHVILLE, TN 37203, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, have this day remise, release, quitclaim and conveyed to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 1808 STATE STREET, APARTMENT 304, NASHVILLE, TN 37203

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

And being the same property conveyed from Shannon L. Pellatiro and husband Kevin Pellatiro, the Grantors, to Thomas A. Wiseman, III, unmarried, the Grantees by virtue of Deed dated 07/31/2007, and recorded 08/02/2007, in Instrument No. 20070802-0091921 among the aforesaid Land Records.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Tax ID No.: 092120A30400CO

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

THOMAS A. WISEMAN, III

JANET E. WISEMAN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, THOMAS A. WISEMAN, III, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, this 27 day of October, 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

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, JANET E. WISEMAN, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, this 27 day of October, 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

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 27 day of October, 2015.

Notary Public
My Commission Expires: 12/06/2016

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

Name and address for person(s) responsible for taxes:

THOMAS A. WISEMAN, III AND JANET E. WISEMAN
1808 STATE STREET APARTMENT 304
NASHVILLE, TN 37203

Name and address of property owner:

THOMAS A. WISEMAN, III AND JANET E. WISEMAN
1808 STATE STREET APARTMENT 304
NASHVILLE, TN 37203

EXHIBIT A
LEGAL DESCRIPTION

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TN, AND IS DESCRIBED AS FOLLOWS:

A CERTAIN CONDOMINIUM UNIT IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: UNIT NO. 304 IN A HORIZONTAL PROPERTY REGIME OF STATE HOUSE MANOR, OF RECORD IN BOOK 7333, PAGE 36, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION. THE PREMISES HEREIN CONVEYED IS A CONDOMINIUM PROJECT ESTABLISHED PURSUANT TO THE PROVISIONS OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 61-27-101, ET SEQ., OF TENNESSEE CODE ANNOTATED, AND IS SUBJECT TO THE PROVISION AND REQUIREMENTS THEREOF; TO THE BY-LAWS FOR THE ADMINISTRATION THEREOF; TO EASEMENTS, RIGHTS AND INTEREST IN FAVOR OF OTHER UNIT OWNERS AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH OR UPON THE LAND EMBRACING THE REGIME AND BUILDING THEREOF; AND ALSO INCLUDING WITHOUT LIMITATIONS, ALL CONDITIONS, COVENANTS, RESTRICTIONS, OPTIONS, BURDENS, ASSESSMENTS AND OTHER UNDERTAKINGS CONTAINED IN THE MASTER DEED AND BY-LAWS ESTABLISHING A HORIZONTAL PROPERTY REGIME OF STATE HOUSE MANOR CONDOMINIUM, OF RECORD IN BOOK 7333, PAGE 36, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TAX ID NUMBER: 092120A30400CO

PROPERTY COMMONLY KNOWN AS: 1808 STATE STREET, APARTMENT 304, NASHVILLE, TN 37203

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