Commitment Number: 15-05-188fst

After Recording, Send To:
First Source Title
12000 Snow Rd Unit 8
Parma, OH. 44130

Davidson County	DEEDQC
Recvd: 11/09/15 15:26	4 pgs
Fees:22.00 Taxes:0.00	
20151109-0114120	

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:
Jason Ward, 2541 Oak Forest Drive, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
149 020 071.00

QUITCLAIM DEED

Jason Ward, Teresa Ward and **Jessie Hutcherson**, hereinafter grantors, of **Davidson County, Tennessee**, for $ 0.00 (Ten dollars) in consideration paid, grant and quitclaim to **Jason Ward and Teresa Ward, Husband and Wife**, hereinafter grantee, whose tax mailing address is **2541 Oak Forest Drive, Antioch, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described real estate, situated and being located in Davidson County, Tennessee: Being Lot No. 52 on the plan of Oakwood, Phase 2, Section One, of record in Book 7900, page 120, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description. The property is subject to the following: Subject to all matters as shown on the Plan of record in Book 7900, page 120, Register's Office Davidson County, Tennessee. Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7981, page 478; and Book 8038, page 838; and Book 8191, page 323 & 324; and book 8313,page 17; and Book 9781, page 987, Registers Office for Davidson County, Tennessee. Being all the premises conveyed to Jason Ward and Teresa Ward, husband and wife, and Jessie Hutcherson, an unmarried woman, from Marv O. Rossean, Jr., by deed dated January 11, 2007, recorded January 17, 2007, in

Instrument No. 20070117-0006689, in the Official Public Records of Davidson County, State of Tennessee. Tax ID No. 149 020 071.00
Property Address is: 2541 Oak Forest Antioch, TN 37013

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.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20070117-0006689 recorded at Book NA, Page NA in the Register's Office of Davidson County, Tennessee.

Parcel ID: 149 020 071.00

Executed by the undersigned on July 22, 2015:

Jason Ward

Teresa Ward

Jessie Hutcherson

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 22, 2015 by **Jason Ward, Teresa Ward** and **Jessie Hutcherson,** who are personally known to me or have produced drivers license as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0 .

S. Mc
Affiant Representative

Subscribed and sworn before me, this 18th day of October, 2015.

James A. Marshall III
Notary

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's Initials (if not on paper)~~
My Commission Expires
March 6, 2018