File Number: 1566938

After Recording Return To:
Avenue 365 Lender Services
401 Plymouth Road, Ste 550
Plymouth Meeting, PA 19462

Davidson County DEEDQC
Recvd: 11/25/15 12:01 4 pgs
Fees:22.00 Taxes:0.00
20151125-0119745

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Carmen Denise Lacy, 110 Teresa Drive, Old Hickory, TN 37188

EXEMPT: Deed adjusting property rights between divorcing parties Section 67-4-409(E)

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
053 11 0 104.00

QUITCLAIM DEED

Ryan Quentin Lacy and **Carmen Denise Lacy**, divorced from each other and not remarried, whose mailing address is **110 Teresa Drive Old Hickory, TN 37188**, hereinafter grantors, pursuant to their divorce decree as consideration paid, grant and quitclaim to **Carmen Denise Lacy**, hereinafter grantee, whose tax mailing address is **110 Teresa Drive, Old Hickory, TN 37188**. 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: BEING LOT NO. 13 ON THE PLAN OF TERESA DRIVE SUBDIVISION, AS OF RECORD IN PLAT BOOK 3842, PAGE 82, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.
BEING THE SAME PREMISES CONVEYED UNTO RYAN QUENTIN LACY AND WIFE CARMEN DENISE LACY, BY VIRTUE OF DEED FROM CATHY S. LOWDER AND HUSBAND RONALD LOWDER DATED OCTOBER 30, 1997, RECORDED NOVEMBER 4,

1997 IN BOOK 10669, PAGE 941, DAVIDSON COUNTY, TN.

PARCEL ID: 053 11 0 104.00
Property Address is: 110 Teresa Drive Old Hickory, TN 37188

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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 deed recorded at Book 10669, Page 941 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 053 11 0 104.00

Executed by the undersigned on Nov. 11, 2015:

Ryan Quentin Lacy

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Nov. 11, 2015 by **Ryan Quentin Lacy** who is personally known to me or has produced Drivers Lic as identification, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.

Notary Public

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

03-10-19

Executed by the undersigned on Nov 11, 2015:

Carmen Denise Lacy

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Nov. 11, 2015 by **Carmen Denise Lacy** who is personally known to me or has produced Drivers Lic. as identification, and furthermore, the aforementioned person has acknowledged that her signature was her free and voluntary act for the purposes set forth in this instrument.

Notary Public

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

03-10-19

True Copy Certification

I, ____Pheng Phanhsackdy_____, 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 _____Montgomery_____

Personally appeared before me, Shawnna L Sorenson, a notary public for this county and state, Pheng Phanhsackdy, 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: _____
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHAWNNA LEIGH SORENSON
Notary Public
PLYMOUTH TWP, MONTGOMERY COUNTY
My Commission Expires May 17, 2019