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Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20160307-0021262

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:
ANDREW ALEXANDER REGGANS, JR. and **KLISHA REGGANS**, 1124 TWIN CIRCLE DR., NASHVILLE, TN 37217

EXEMPT FROM TRANSFER TAX
67-4-409(a)(3)(A) adding spouse to title

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
149 12 0B 062.00CO

QUITCLAIM DEED

ANDREW ALEXANDER REGGANS, JR., a formerly unmarried person who is married to **KLISHA REGGANS**, hereinafter grantor, of **1124 TWIN CIRCLE DR., NASHVILLE, TN 37217**, for $10.00 (Ten Dollars and Zero Cents) in consideration paid, grants and quitclaims to **ANDREW ALEXANDER REGGANS, JR.** and **KLISHA REGGANS**, husband and wife, hereinafter grantees, whose tax mailing address is **1124 TWIN CIRCLE DR., NASHVILLE, TN 37217**, 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: LAND IN DAVIDSON COUNTY,

TENNESSEE, BEING LOT NO. 14, ON THE PLAN OF PHASE 2. FOREST COVE, OF RECORD IN BOOK 9700, PAGES 976-977, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.
Property Address is: 1124 TWIN CIRCLE DR., NASHVILLE, TN 37217

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 Warranty Deed recorded in Instrument 20090513-0044008 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 149 12 0B 062.00CO

Executed by the undersigned on 29 FEB, 2016:

Andrew Alexander Reggans, Jr.
ANDREW ALEXANDER REGGANS, JR.

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Feb. 29, 2016 by **ANDREW ALEXANDER REGGANS, JR.** who is personally known to me or has produced driver's license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

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

Karen R. Campbell
Notary Public

uls
United Lender Services
Done now...done right!

United Lender Services
1000 Commerce Drive, Suite 110
Park Place One
Pittsburgh, PA 15275
Toll Free: 866-902-7569
web www.ulsNOW.com

TRUE COPY CERTIFICATION

I, Michelle Sarver, 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.

Michelle Sarver
Signature Michelle Sarver

State of Pennsylvania
County of Allegheny

Personally appeared before me, Jessica L. Dietz, a notary public for this county and state, Michelle Sarver, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica L. Dietz
Notary Signature

Jessica L. Dietz
Printed Name of Notary

My Commission Expires: 1·23·17

Notary Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jessica L. Dietz, Notary Public
Findlay Twp., Allegheny County
My Commission Expires Jan. 23, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES