Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20160330-0030200

Commitment Number: OS3300-16002706

After Recording, Send To:
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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:
ZANDREA DIGGS and **MATTHEW DIGGS,** 324 MONCRIEF AVENUE, GOODLETTSVILLE, TN 37072

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
01800005400

QUITCLAIM DEED

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

ZANDREA DIGGS, married to **MATTHEW DIGGS,** hereinafter grantor, of **324 MONCRIEF AVENUE, GOODLETTSVILLE, TN 37072,** without consideration paid, grants and quitclaims to **ZANDREA DIGGS** and **MATTHEW DIGGS,** husband and wife, as joint tenants with survivorship, hereinafter grantees, whose tax mailing address is **324 MONCRIEF AVENUE, GOODLETTSVILLE, TN 37072,** with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Lying in the 10th, formerly 20th, Civil District of Davidson County, Tennessee, described according to a survey made by J.R. Scott, Surveyor, June 22, 1951, as follows:

Beginning at a point on the Southerly margin of Moncrief Avenue, North 20 deg. East, 258 feet from the Northeast corner of the property conveyed by S.W. Prowse and wife, by Deed from W.C. Moncrief and Company, Inc., of record in Book 1676, Page 210, Register's Office for said County, said point being Southwest corner of said Moncrief Avenue and a 50-foot unnamed street; thence with the Westerly margin of said unnamed street, South 20 deg. West 258 feet to the said Prowse's Northeast corner, thence with Prowse's Northern boundary line, North 69 deg. West 85 feet; thence North 18 deg. East 252 feet to the Southerly margin of Moncrief Avenue; thence with the margin off said Avenue, South 72 deg. East 92 feet to the beginning.

Being the same property conveyed from Michael E. Vetetoe to Zandrea Diggs, married by deed dated May 28, 2010 and recorded June 4, 2010 in Instrument Number 20100604-0043669, of Official Records.

Property Address: 324 Moncrief Ave, Goodlettsville, TN 37072

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 Instrument 20100604-0043669 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 01800005400

Executed by the undersigned on March 17, 2016:

ZANDREA DIGGS

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 17, 2016 by **ZANDREA DIGGS** who is personally known to me or has produced TN Driver Lic 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.

Ella K Butler
Notary Public

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My comm. exp.
Dec. 6, 2016

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