Davidson County DEEDQC
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20160405-0032378

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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:
Hosea B. Cabknor, Jr. and Yolanda Maupins
4670 Clarksville Pike Nashville, TN 37218

EXEMPT FROM TRANSFER TAX
67-4-409(a)(3)(A) creation of tenancy by the entirety

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 07201003900

QUITCLAIM DEED

Hosea B. Cabknor, Jr. and **Yolanda Maupins,** who took title as unmarried persons, hereinafter grantors, of **4670 Clarksville Pike Nashville, TN 37218**, for $10.00 (Ten Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Hosea B. Cabknor, Jr.,** and **Yolanda Maupins, husband and wife**, as tenants by the entireties, hereinafter grantees, whose tax mailing address is **4670 Clarksville Pike Nashville, TN 37218**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

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 tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 109 on the Plan of Shepardwood Subdivision, Section II, of record in Book 4460, Page 66, register's Office for Davidson County, Tennessee. Said Lot No. 109 fronts 61.28 feet on the South Margin of Bethwood Drive, and extends back 129.68 feet on the East line, and 127.01 feet on the West line to a line on the rear on which it measures 80.45 feet.
Property Address is: 2553 Bethwood Drive Nashville, TN 37207

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 on 09/23/1994 at Book 9473, Page 456 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 07201003900

Executed by the undersigned on April 1, 2016:

Hosea B Cabknor Jr.
Hosea B. Cabknor, Jr.

Yolanda Maupins
Yolanda Maupins

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 1st April, 2016 by **Hosea B. Cabknor, Jr.**, and **Yolanda Maupins** 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.

LANNY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

Notary Public

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