BILL GARRETT, Davidson County
Trans:T20160031457 DEEDQC
Recvd: 04/18/16 13:31 4 pgs
Fees:22.00 Taxes:0.00
20160418-0037168

QUITCLAIM DEED

	MAP PARCEL NO: 064080A09800CO
ADDRESS OF NEW OWNER(S):	**SEND TAX BILLS TO:**
Jennifer Lee Cahill	Same
1816 Woodland Farms Ct.	
Old Hickory, Tennessee 37138	

FOR AND IN CONSIDERATION of a final decree of divorce filed in the Circuit Court of Davidson County, Tennessee, case no. 15D861, I, Daniel Edward Rosenburg, Grantor, by these presents hereby quitclaim and convey unto, Jennifer Lee Cahill, Grantee, her successors and assigns, all my right, title, and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 60, on the plan of Merritt Downs, Section 3, of record in Instrument No. 200406290076758, said Register's Office, to which said plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jennifer Cahill and Daniel Edward Rosenburg, husband and wife by Tricia Wall and husband, Matthew Wall by Deed dated 03/22/2013, and filed for record on 03/27/2013 with Instrument 20130327-0030193, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tricia Wall and husband, Matthew Wall by Deed from Beazer Homes Corp, dated 08/23/2005 and filed for record on 08/29/2005 in Instrument 200508290103151, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 200406290076758, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Instrument 200106040057881, said Register's Office.

Restrictions of record in Instrument No. 200411230140102, said Register's Office.

Restated and Amended Restrictions of record in Instrument 200107020069864, as amended of record in Instrument 200407160085315, said Register's Office.

By-Laws of record in Instrument 200106080060786, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument 200012080121300, said Register's Office.

Easements of record in Book 4910, Page 838 Instrument No. 200012080121300 and 200101190006024, Register's Office for said County.

Charter of record in Instrument 200105080050785, said Register's Office.

Charter Amendment of record in Instrument 200111270129417, said Register's Office,

Quitclaim Deed to The Homeowner's Association of record in Instrument 200407160085316, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 1816 Woodland Farms Court, Old Hickory, Tennessee 37138-2377.

~~**TO HAVE AND TO HOLD** said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.~~

WITNESS my hand this 16 day of MARCH, 2016.

DANIEL EDWARD ROSENBURG

STATE OF PA)
COUNTY OF BUCKS)

Personally appeared before me, a Notary Public in and for said County and State, the within named, DANIEL EDWARD ROSENBURG, the Grantor with whom I am personally acquainted and who acknowledged that he executed the foregoing agreement for the purposes therein contained.

WITNESS my hand and official seal at BENSALEM, BUCKS County, PA, on this 16 day of MARCH 2016.

Notary Public

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KENNETH L. SCHAPIRE, Notary Public
Bensalem Twp., Bucks County
My Commission Expires May 30, 2018

STATE OF PA)
COUNTY OF BUCKS)

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

DANIEL EDWARD ROSENBURG

Sworn to and subscribed before me this 16TH day of MARCH, 2016.

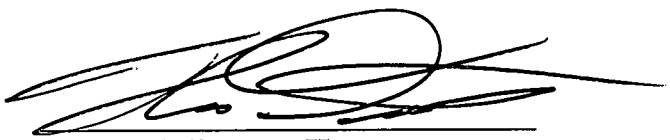
Notary Public

My Commission Expires: _____

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KENNETH L. SCHAPIRE, Notary Public
Bensalem Twp., Bucks County
My Commission Expires May 30, 2018

This instrument was prepared by:

LEITNER, WILLIAMS, DOOLEY & NAPOLITAN, PLLC

By: 

Thomas J. Dement II
Attorneys At Law
414 Union Street, Suite 1900
Nashville, Tennessee 37219-1782