Davidson County DEEDQC
Recvd: 07/28/16 09:35 3 pgs
Fees:17.00 Taxes:0.00
20160728-0077606

Commitment Number: 664662

After Recording Return To:
ALICIA R. ZARROW
821 Nashua Court, Nashville, Tennessee 37209

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.

EXEMPT FROM TRANSFER TAX
67-4-409(3)(A) conveyance between spouses

New Property Owner/Mail Tax Statements To:
ALICIA R. ZARROW, 821 Nashua Court, Nashville, Tennessee 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
091-05-0-267.00

QUITCLAIM DEED

ALICIA R. BYRNE now known as ALICIA R. ZARROW, married to Philip Michael Zarrow, hereinafter grantor, whose tax-mailing address is **821 Nashua Court, Nashville, Tennessee 37209**, for $0.00 (Zero and 00/100 Dollars) in consideration paid, grants and quitclaims to **ALICIA R. ZARROW**, a married woman as her sole and separate property, hereinafter grantee, whose tax mailing address is **821 Nashua Court, Nashville, Tennessee 37209**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A CERTAIN TRACT OR PARCEL OF LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE PLAN OF BROOKEWOOD, PHASE TWO, OF RECORD IN BOOK 8250, PAGE 877, REGISTERS OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.
Property Address is: 821 Nashua Court, Nashville, Tennessee 37209

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 #20031121-0170231 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 091-05-0-267.00

Executed by the undersigned on 5/25, 2016:

ALICIA R. BYRNE now known as ALICIA R. ZARROW

PHILIP MICHAEL ZARROW

STATE OF TN
COUNTY OF Maury

The foregoing instrument was acknowledged before me on 5/25, 2016 by **ALICIA R. BYRNE now known as ALICIA R. ZARROW and PHILIP MiCHAEL ZARROW** who are personally known to me or have produced Drivers License as identification, and furthermore, the aforementioned persons have acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

BRIAN L BEAZLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires
June 3, 2019

True Copy Certification

I. Brian Kester, 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.

Brian Kester Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, Nicole M. Yonlisky a notary public for this county and state, Brian Kester 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: 5-8-2019.
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Nicole M. Yonlisky, Notary Public
Findlay Twp., Allegheny County
My Commission Expires May 8, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES