Davidson County DEEDQC
Recvd: 08/08/16 13:46 4 pgs
Fees:22.00 Taxes:0.00
20160808-0082255

Commitment Number: OS3300-16015386

After Recording, Send To:
Title365 / Post-Closing
420 Rouser Rd., Bldg 3, Suite 5, Coraopolis, PA 15108

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:
Jerrie L. Erb, 3030 Ned Shelton Road #106, Nashville, TN 37217

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 135080B00400CO

QUITCLAIM DEED

Jerrie L. Bowman now known as Jerrie L. Erb, married to Gariel Ansley Erb, hereinafter grantor, whose tax-mailing address is **3030 Ned Shelton Road #106, Nashville, TN 37217**, for $ 0.00 (Zero and 00/100 Dollars) in consideration paid, grants and quitclaims to **Jerrie L. Erb**, a married woman, hereinafter grantees, whose tax mailing address is **3030 Ned Shelton Road #106, Nashville, TN 37217**, 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: Land in Davidson County, Tennessee, being Unit No. 106 on the Plan of Lake Ridge Village, a horizontal property regime with private elements, as shown as Exhibit "C" to the declaration of covenants, conditions, and restrictions for Lake Ridge Village, a horizontal property regime with private elements, of record in Instrument Number 20040210-0016203, Register's Office for Davidson, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

And being the same property conveyed from Silvia Wilson, unmarried, the Grantor(s), to Jerrie L. Bowman, unmarried, the Grantee(s) by virtue of Deed dated 11/18/2005, and

recorded 11/22/2005, in Instrument No. 20051122-0141305 among the aforesaid Land Records
APN: 135080B00400CO
Property Address is: 3030 Ned Shelton Road #106, 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.

Executed by the undersigned on June 30, 2016:

Jerrie L. Bowman now known as Jerrie L. Erb

Jerrie L. Bowman now known as Jerrie L. Erb

Gabriel Ansley Erb

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 30, 2016 by **Jerrie L. Bowman now known as Jerrie L. Erb, and Gabriel Ansley Erb,** 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.

Karen R. Campbell
Notary Public

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

VALUATION AFFIDAVIT

State of Pennsylvania
County of Allegheny

I/we hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Mark Bauwin

Subscribed and sworn to before me this 8th day of August, 2016.

Notary Public
My commission expires: 06/18/2020

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHANNON MCINTYRE
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Jun 18, 2020

True Copy Certification

I, Grant Settlemire, 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.

Print Name: Grant Settlemire

State of Pennsylvania

County of Allegheny

Personally appeared before me, Daniel F. Loughlin Jr., a notary public for this county and state, Grant Settlemire, 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: 4/22/2018

Notary Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Daniel F. Loughlin Jr., Notary Public
Upper St. Clair Twp., Allegheny County
My Commission Expires April 22, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES