Davidson County DEEDQC
Recvd: 09/06/16 10:41 4 pgs
Fees:22.00 Taxes:0.00
20160906-0093138

Number: OS3300-16025035

After Recording, Send To: TItle365
345 Rouser Road
Building 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:
Elaine D. Dumas, 117 Vickey Court, Nashville, TN 37211-6624

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
173-01-0-091.00

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.

Elaine D. Washington N/K/A Elaine D. Dumas, married to **Al Walter Dumas**, pursuant to that certain Certificate of Marriage, Book 202, Page 237, Davidson County, TN, hereinafter grantor, whose tax-mailing address is **117 Vickey Court, Nashville, TN 37211-6624**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Elaine D. Dumas** a married woman, hereinafter grantees, whose tax mailing address is **117 Vickey Court, Nashville, TN 37211-6624**, 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: Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Section Two-A, Monte Carlo, of record in Book 4955, Page 45, amended in Book 5206, Page 423, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed from Kathy A. Bandy and husband, Wm. Lauren Bandy a/k/a William Lauren Bandy to Ellaine D. Washington, unmarried by deed dated October 24, 2003 and recorded October 29, 2003 in Instrument Number 20031029-0159211 of Official Records.

APN: 173-01-0-091.00
Property Address is: 117 Vickey Court, Nashville, TN 37211-6624

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 Number 20031029-0159211 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 173-01-0-091.00

Executed by the undersigned on Aug 24, 2016:

Elaine D. Washington N/K/A Elaine D. Dumas

Elaine D. Washington N/K/A Elaine D. Dumas

Al Walter Dumas

Al Walter Dumas

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on August 24, 2016 by **Elaine D. Washington N/K/A Elaine D. Dumas** and **Al Walter Dumas** who are personally known to me or have produced TN Drivers Lic 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.

Notary Public

VALISE JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

exp 6/28/17

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