Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20160908-0094429

Commitment Number: OS3300-16021776

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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:
Amelia E. Dukes, 5021 Cobblestone Creek Drive, Whites Creek, TN 37189

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
041010A00500CO

QUITCLAIM DEED

EXEMPT: 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.

Amelia E. Brown N/K/A Amelia E. Dukes and **James Edward Dukes,** husband and wife, married pursuant to that certain Certificate of Marriage, Book 215, Page 13, Davidson County, TN, hereinafter grantors, whose tax-mailing address is **5021 Cobblestone Creek Drive, Whites Creek, TN 37189**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Amelia E. Dukes**, a married woman, hereinafter grantee, whose tax mailing address is **5021 Cobblestone Creek Drive, Whites Creek, TN 37189**, 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 Whites Creek, County of Davidson, State of TN, and is described as follows:
Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Cobblestone Creek Phase One, of record as Instrument Number 20040804-0093431, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
Being the same property conveyed from NVR, Inc., a Virginia Corporation T/A for Ridge Homes to Amelia E. Brown, unmarried by deed dated November 30, 2004 and recorded

December 8, 2004 in Instrument No. 20041208-0146294 of Official Records.
APN: 041010A00500CO
Property Address is: 5021 Cobblestone Creek Drive, Whites Creek, TN 37189-9299

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 No. 20041208-0146294 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 041010A00500CO

Executed by the undersigned on 8/27, 2016:

Amelia E. Brown
N/K/A Amelia E. Dukes
Amelia E. Brown
N/K/A Amelia E. Dukes

James Edward Dukes

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Aug. 27, 2016 by **Amelia E. Brown N/K/A Amelia E. Dukes** and **James Edward Dukes** who are personally known to me or have produced drivers license as identification, and furthermore, the aforementioned persons have acknowledged that their signature were their 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

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