Davidson County DEEDQC
Recvd: 09/13/16 12:50 5 pgs
Fees:27.00 Taxes:0.00
20160913-0096210

File Number: 1677853

After Recording Return To:
Avenue 365 Lender Services
1777 Sentry Parkway West, V#14
Suite 201
Blue Bell, PA 19422

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:
LINDSEY L. PATTERSON, 212 Deer Pointe, Nashville, TN 37209

EXEMPT: Transfer for no consideration Sec. 67-4-409(a)(4)

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
114 14 0A 065.00

QUITCLAIM DEED

LINDSEY L. PATTERSON FKA LINDSEY L. KELLER, whose mailing address is **212 Deer Pointe, Nashville, TN 37209**, hereinafter grantor, for $0.00 (Zero Dollar and Zero Cents) and the correction of the public record as to her name as consideration paid, grants and quitclaims to **LINDSEY L. PATTERSON**, a married woman, hereinafter grantee, whose tax mailing address is **212 Deer Pointe, Nashville, TN 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 LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NO. 65, ON THE PLAN OF SECTION 1, WOODLAND FOREST, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 6900, PAGES 534-536, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. SUBJECT TO ALL MATTERS AS SHOWN ON PLAN OF SECTION 1, WOODLAND FOREST, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 6900, PAGES 534-536, REGISTER'S

OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SUBJECT TO ALL MATTERS AS SHOWN ON BOUNDARY PLAT OF RECORD IN BOOK 6900, PAGE 443, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. RESTRICTIVE COVENANTS OF RECORD IN BOOK 7207, PAGE 851, BOOK 7439, PAGE 487, BOOK 7596, PAGE 684, BOOK 7596, PAGE 692, AND INSTRUMENT NO. 20050916-0111743, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BY-LAWS OF RECORD IN INSTRUMENT NOS. 20040503-0049797 AND 20050916-0111744, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. DEED TO WOODLAND FOREST HOA OF RECORD IN INSTRUMENT NO. 20050415-0042083, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PREMISES CONVEYED UNTO DAVID SANFORD AND JESSICA NELSON, CO-TRUSTEES OF THE DSJN REVOCABLE LIVING TRUST AGREEMENT, DATED DECEMBER 20, 2006, BY VIRTUE OF DEED FROM JAMES D. HUTTON AND WIFE, DAWN E. HUTTON DATED DECEMBER 20, 2006, RECORDED DECEMBER 29, 2006 IN INSTRUMENT NO. 20061229-0160945, DAVIDSON COUNTY, TN. BEING THE SAME PREMISES CONVEYED UNTO DAVID SANFORD AND WIFE, JESSICA SANFORD, BY VIRTUE OF DEED FROM DAVID SANFORD AND JESSICA SANFORD (FORMERLY KNOWN AS JESSICA NELSON) CO-TRUSTEES OF THE DSJN REVOCABLE LIVING TRUST AGREEMENT, DATED DECEMBER 20,2006 DATED NOVEMBER 21, 2013, RECORDED NOVEMBER 27, 2013 IN INSTRUMENT NO. 20131127-0121668, DAVIDSON COUNTY, TN.

BEING THE SAME PREMISES CONVEYED UNTO LINDSEY L. KELLER, AN UNMARRIED WOMAN, BY VIRTUE OF DEED FROM DAVID SANFORD AND WIFE, JESSICA SANFORD DATED JANUARY 16, 2015, RECORDED JANUARY 20, 2015 IN INSTRUMENT NO. 20150120-0005088, DAVIDSON COUNTY, TN.
PARCEL NO. 114 14 0A 065.00
Property Address is: 212 Deer Pointe, Nashville, TN 37209

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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 as Instrument No. 20150120-0005088 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 114 14 0A 065.00

Executed by the undersigned on August 26, 2016:

Lindsey L. Patterson FKA Lindsey L. Keller

LINDSEY L. PATTERSON FKA LINDSEY L. KELLER

STATE OF Tennessee

COUNTY OF Davidson

The foregoing instrument was acknowledged before me on August 26, 2016 by **LINDSEY L. PATTERSON FKA LINDSEY L. KELLER** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that her signature was her free and voluntary act for the purposes set forth in this instrument.

Notary Public

EMILY E. KINZIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
February 8, 2017

VALUE AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Davidson

The actual **consideration or value**, whichever is greater, for this transfer is $ 0.00.

Affiant

Subscribed and sworn to before me this 26th day of August, 2016.

Notary Public

My Commission Expires: 02/08/17

EMILY E. KINZIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
February 8, 2017

True Copy Certification

I, Sasha Ramos, 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.

Sasha Ramos
Signature

State of Pennsylvania

County of Montgomery

Personally appeared before me, Shawnna L. Sorenson, a notary public for this county and state, Sasha Ramos 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: _____
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHAWNNA LEIGH SORENSON
Notary Public
PLYMOUTH TWP, MONTGOMERY COUNTY
My Commission Expires May 17, 2019