Commitment Number: OS3300-16022653

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Coraopolis, PA 15108

Davidson County DEEDQC
Recvd: 09/16/16 09:07 4 pgs
Fees:22.00 Taxes:0.00
20160916-0097362

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:
Ashley Russell Sutherby, 427 Old Towne Drive, Brentwood, TN 37027

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 160160C06800CO

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.

Ashley Russell N/K/A Ashley Russell Sutherby, married to **Brian Robert Sutherby**, pursuant to that certain Certificate of Marriage, Instrument No. 201107260001913, Clark County, NV, hereinafter grantor, whose tax-mailing address is **427 Old Towne Drive, Brentwood, TN 37027**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Ashley Russell Sutherby**, hereinafter grantee, whose tax mailing address is **427 Old Towne Drive, Brentwood, TN 37027**, 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 Brentwood, County of Davidson, State of TN, and is described as follows:

Being Unit No. 68 on the plan of the Terraces at Brentwood Chase, of record as Instrument No. 20001103-0109137. Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of such Unit.

Being the same property conveyed from Angelica D. Morie n/k/a Angelia M. Nystrom and husband Hugh B. Nystrom, Jr. to Ashley Russell by deed dated August 22, 2005 and recorded September 1, 2005 in Instrument No. 20050901-0104975 of official records.
APN: 160160C06800CO
Property Address is: 427 Old Towne Drive, Brentwood, TN 37027

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. 20050901-0104975 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 160160C06800CO

Executed by the undersigned on 9/8, 2016:

Ashley Russell N/K/A Ashley Russell Sutherby

Brian Robert Sutherby

SEE Attached

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on _____, 2016 by **Ashley Russell** and **Brian Robert Sutherby** who are personally known to me or have produced _____ 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

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of ORANGE)

On SEPTEMBER 8, 2016 before me, B. KENTON, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared ASHLEY RUSSELL SUTHERBY AND BRIAN ROBERT SUTHERBY,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature B. Kenton (Seal)

MGC1 B. KENTON
COMM. # 2090046
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
COMM. EXPIRES DEC. 11, 2018 MGC1

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