Davidson County DEEDQC
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Fees:22.00 Taxes:0.00
20161007-0106221

Commitment Number: OS3300-16026939

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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:
Jacob P. Byl and **Carrie Gilmore Byl**, 2016 25th Avenue South, Nashville, TN 37212

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
10411034000

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.

Carrie L. Gilmore N/KA Carrie Gilmore Byl married to **Jacob P. Byl**, married pursuant to that certain Certificate of Marriage, Book 212, Page 209, No. 298833, Davidson County, TN, hereinafter grantor, whose tax-mailing address is **2016 25th Avenue South, Nashville, TN 37212**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Jacob P. Byl** and **Carrie Gilmore Byl**, husband and wife as joint tenants, hereinafter grantees, whose tax mailing address is **2016 25th Avenue South, Nashville, TN 37212**, 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. 158 and the Southerly 15 feet of Lot No. 99, on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in Book 421, Page 7, said Register's Office.

Said Lot No. 158 and part of Lot No. 99 front together 65 feet on the Easterly side of 25th Avenue South and extends back between parallel lines 165 feet to a dead line in the rear measuring 65 feet thereon.

Being the same property conveyed from Deborah Huntley, unmarried to Carrie L. Gilmore, unmarried by deed dated November 8, 2004 and recorded November 12, 2004 in Instrument Number 20041112-0136245 of Official Records.

APN: 10411034000
Property Address is: 2016 25th Avenue South, Nashville, TN 37212

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 20041112-0136245 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 10411034000

Executed by the undersigned on 10/1, 2016:

Carrie L. Gilmore N/K/A Carrie Gilmore Byl

Jacob P. Byl

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 10/1/2016 by **Carrie L. Gilmore N/K/A Carrie Gilmore Byl** and **Jacob P. Byl** who are personally known to me or have produced Drivers License 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

SHONIKA KNOWLES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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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