Davidson County DEEDQC
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Fees:22.00 Taxes:0.00
20161011-0107489

Commitment Number: OS3300-16027182

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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:
Susannah H. Vaughan, 304 Allen Place, Nashville, TN 37205

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 116130D00600CO

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.

Susannah Hawks Vaughan, being one and the same as Susannah H. Vaughan, unmarried, hereinafter grantor, whose tax-mailing address is **304 Allen Place, Nashville, TN 37205**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Susannah H. Vaughan**, a single woman, hereinafter grantee, whose tax mailing address is **304 Allen Place, Nashville, TN 37205**, 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:

Being Lot No. 6 on the Second Revision, Revised Plat of Jocelyn Manor, a Planned Unit Development, of record in Plat Book 6900, Page 180, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said Lot.

Being the same property conveyed from Douglas Eugene Vaughan, being one and the same as Douglas E. Vaughan to Susannah Hawks Vaughan, being one and the same as Susannah H. Vaughan by deed dated April 8, 2014 and recorded July 22, 2014 in Instrument Number 20140722-0064841, of official records.
APN: 116130D00600CO
Property Address is: 304 Allen Place, Nashville, TN 37205

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. 20140722-0064841 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 116130D00600CO

Executed by the undersigned on 10/3, 2016:

Susannah H Vaughan

Susannah Hawks Vaughan, being one and the same as Susannah H. Vaughan

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 10/3, 2016 by **Susannah Hawks Vaughan, being one and the same as Susannah H. Vaughan** who is personally known to me or has produced Driver License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

David Nimri
Notary Public

DAVID NIMRI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-22-2017

Valuation Affidavit

I hearby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00

Pat Nikithser

Subscribed and sworn to before me this 6 day of OCTOBER , 2016

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHANNON MCINTYRE
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Jun 18, 2020

Notary Public SHANNON McINTYRE

Commission expires 06/18/2020

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