Davidson County DEEDQC
Recvd: 10/19/16 13:24 4 pgs
Fees:22.00 Taxes:0.00
20161019-0110567

This instrument prepared by Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525), 1971 West Fifth Avenue, Suite 4, Columbus, Ohio 43212

1 of 2

Order Number: 16TN12344

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Mark W. Onan and Marcia Onan, also known as Marcy Onan, Husband and Wife,** for Ten Dollars ($10.00) and other valuable consideration paid, do(es) hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Mark W. Onan and Marcia Onan, Husband and Wife,** as Tenancy by Entireties, whose address is 109 Woodfield Court, Nashville, Tennessee 37211, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot No. 350 on the Plan of Bradford Hills, Section Eight, of record in Book 7900, Page 6 and amended in Book 7900, Pages 387 and 388, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to the Plan, with owner's Certificate of record in Plat Book 79, Page 6 and amended in Book 7900, pages 387 and 388, said Register's Office, which Plan shows a 20 foot minimum building setback line from Woodfield Court, together with additional setback designations and 10 foot easement for public utility and drainage purposes along the Southeasterly line(s) together with an 8 inch sewer line; a 2.5 x 25 foot public utility anchor easement located on the Southwesterly front corner of said Lot. The Declaration of Covenants, Conditions, and Restrictions of record in Book 8069, Page 170, Book 8634, Page 799, Book 8071, page 531, said Register's Office which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

Subject to all other easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 172-12-0A-111.00
Street address of property: 109 Woodfield Court, Nashville, Tennessee 37211
Prior Instrument Reference by which Grantor(s) acquired title: Instrument Number 20040811-0097198 in the Recorder's Office, Davidson County, Tennessee.

Mail Tax Statements to: Mark W. Onan and Marcia Onan, 109 Woodfield Court, Nashville, Tennessee 37211

Signed this 11th day of August, 2016.

Signatures of Grantors:

Mark W. Onan

Mark W. Onan

Marcia Onan

Marcia Onan

STATE OF TENNESSEE, COUNTY OF Wilson, SS:

BE IT REMEMBERED That on this 11 day of August, 2016 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Mark W. Onan and Marcia Onan, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Denise E Taylor

Notary Public

expires: 2-12-2018

DENISE E TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Property Address: 109 Woodfield Court, Nashville, Tennessee 37211
Tax Parcel: 172-12-0A-111.00

Oath of Consideration

I or we, Marcia Onan Mark W Onan, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ .00 .

Signed this 11 day of August, 2016 .

Signatures of Affiant(s):

Marcia Onan
Mark W Onan

Sworn and subscribed before me this 11 day of August, 2016

Denise E Taylor
Notary Public

expires: 2-12-18

DENISE E TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Dave Berardi, 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.

Dave Berardi

Signature

State of MD

County of Baltimore

Personally appeared before me, Robert Knorr a notary public for this county and state, Dave Berardi 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: 2/28/18
Notary' Seal (if on paper)

ROBERT KNORR
Notary Public
Harford County
Maryland
My Commission Expires Feb 28, 2018