Davidson County DEEDQC
Recvd: 12/06/16 09:10 3 pgs
Fees:17.00 Taxes:0.00
20161206-0127702

Commitment Number: 689811

After Recording Return To:
LAUREN TAYLOR PICKERING
301 DEMONBREUN ST., UNIT 807, NASHVILLE, TN 37201

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:
LAUREN TAYLOR PICKERING, 301 DEMONBREUN ST., UNIT 807, NASHVILLE, TN 37201

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
093-06-0A-081.00

QUITCLAIM DEED

1. **Transfer for No consideration** — 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

LAUREN PICKERING HARRIS, nka **LAUREN TAYLOR PICKERING,** hereinafter grantor, whose tax-mailing address is **301 DEMONBREUN ST., UNIT 807, NASHVILLE, TN 37201**, WITHOUT consideration paid, grants and quitclaims to **LAUREN TAYLOR PICKERING**, hereinafter grantee, whose tax mailing address is **301 DEMONBREUN ST., UNIT 807, NASHVILLE, TN 37201**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

ALL THAT TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: A CERTAIN CONDOMINIUM APARTMENT IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, KNOWN AS UNIT NO. 807 OF THE HORIZONTAL PROPERTY REGIME OF ENCORE, A RESIDENTIAL CONDOMINIUM PURSUANT TO MASTER DEED FOR ENCORE, A RESIDENTIAL CONDOMINIUM OF RECORD IN INSTRUMENT NO.

20080225-0018429, AND MASTER DEED FOR ENCORE, A MASTER CONDOMINIUM OF RECORD IN INSTRUMENT NO. 20080225-0018425, IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. P.I.D#: 093-06-0A-081.00
Property Address is: 301 DEMONBREUN ST., UNIT 807, NASHVILLE, TN 37201

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 20160902-0092340 recorded at 20140604-0048627 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 093-06-0A-081.00

Executed by the undersigned on October 6, 2016.

Lauren Taylor Pickering Lauren Pickering Harris

LAUREN PICKERING HARRIS

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Oct 6, 2016 by **LAUREN PICKERING HARRIS** who is personally known to me or has produced TN 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.

Valise Jackson
Notary Public
exp 6/28/17

VALISE JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

True Copy Certification

I, Brian Kester, 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.

B. Kester

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me Autumn R. Carnegie, a notary public for this county and state, Brian Kester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Autumn R Carnegie

Notary's Signature

My Commission Expires: 06-06-2020

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020