Davidson County DEEDQC
Recvd: 12/13/16 12:06 5 pgs
Fees:27.00 Taxes:0.00
20161213-0130618

File Number: 1682543

After Recording Return To:
Avenue 365 Lender Services, LLC
1777 Sentry Parkway West, V#14
Suite 201
Blue Bell, PA 19422

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:
Leonard C. Brown and **Lauri A. Brown**, 221 McDowell Drive, Nashville, TN 37218

EXEMPT: Transfer for no consideration Sec. 67-4-409(a)(4)

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
ID: 058 09 0A 166.00

QUITCLAIM DEED

Leonard C. Brown and **Lauri A. Brown, f/k/a Lauri A. Beasley,** husband and wife, whose mailing address is **221 McDowell Drive, Nashville, TN 37218**, hereinafter grantors, for $0.00 (Zero Dollar and Zero Cents) and the correction of the public record as to her name and their marital status as consideration paid, grant and quitclaim to **Leonard C. Brown** and **Lauri A. Brown**, husband and wife, as tenants by the entireties, hereinafter grantees, whose tax mailing address is **221 McDowell Drive, Nashville, TN 37218**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 158, ON THE PLAN OF JORDAN RIDGE AT EATON'S CREEK PHASE 6, FORMERLY CREEKSIDE TRAILS, RECORDED 11/21/06, OF RECORD IN INSTRUMENT #20061121-0144757 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS

HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PREMISES CONVEYED UNTO LEONARD C. BROWN, UNMARRIED AND LAURI A. BEASLEY, UNMARRIED, AS TENANTS IN COMMON, BY VIRTUE OF DEED FROM NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES DATED MAY 31, 2007, RECORDED JUNE 4, 2007 IN DOCUMENT NUMBER 20070604-0066071, DAVIDSON COUNTY, TN.

TAX ID: 058 09 0A 166.00
Property Address is: 221 McDowell Drive, Nashville, TN 37218

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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 as No. 20070604-0066071 in the Register's Office of Davidson County, Tennessee.

Parcel ID: ID: 058 09 0A 166.00

Executed by the undersigned on November 23, 2016:

Leonard C. Brown

Leonard C. Brown

Lauri A. Brown, f/k/a Lauri A. Beasley

Lauri A. Brown, f/k/a Lauri A. Beasley

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on November 23, 2016 by **Leonard C. Brown** and **Lauri A. Brown, f/k/a Lauri A. Beasley**, who are personally known to me or have produced driver's licenses 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

My Commission Expires
November 5, 2017

VALUE AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Davidson

The actual **consideration or value**, whichever is greater, for this transfer is $ 0.

Leonard C Brown
Affiant

Subscribed and sworn to before me this 23rd day of November, 2016.

Notary Public

My Commission Expires: November 6, 2017

BETTE SHULMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
November 6, 2017

True Copy Certification

I, ____Rebecca Satterlee_____, 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 ____Montgonmery_____

Personally appeared before me, Shawnna Sorenson, a notary public for this county and state, Rebecca Satterlee, 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: _____
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHAWNNA LEIGH SORENSON
Notary Public
PLYMOUTH TWP, MONTGOMERY COUNTY
My Commission Expires May 17, 2019