Davidson County DEEDQC
Recvd: 01/04/17 11:29 5 pgs
Fees:27.00 Taxes:0.00
20170104-0000788

Name and Address of New Owner
Jonathan McCarthy
1701 Evelyn Ave.
Nashville, TN 37216

Prepared By: Amanda Kolodynski
On Time Settlement Services
2000 Cliff Mine Road
Park West Two, Suite 210
Pittsburgh, PA 15275
2016120014

Send Tax Notice To:
Jonathan McCarthy
1701 Evelyn Ave.
Nashville, TN 37216

Map: 072 07 0 309.00

QUIT CLAIM DEED

I/we, Jonathan McCarthy and Diane M. McCarthy, of Davidson County, Tennessee for consideration of ONE DOLLAR AND 00/100 --------($1.00), cash in hand paid, and other goods and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we, Jonathan McCarthy and Diane M. McCarthy, do hereby transfer, convey and quit claim to Jonathan McCarthy, unmarried, his heirs and assigns, forever, all my rights, title, claim and interest in and to that certain parcel of real estate situate and located in Davidson County Tennessee, and being more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Jonathan McCarthy and Diane M. McCarthy, husband and wife by a deed from Crystal D. Ballard dated January 13, 2015 and recorded January 15, 2015 in Instrument Number 20150115-0004245, Davidson County Records.

The purpose of this conveyance is to remove ex-spouse from title and is therefore exempt from realty transfer taxes.

WITNESS the hand and seal of the said Grantor this 28th day of December, 2016

WITNESS	**Jonathan McCarthy**
WITNESS	~~**Diane M. McCarthy**~~
WITNESS	Diane M. McCarthy

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 28th day of December, A.D. 2016, before me, a Notary Public, the undersigned officer, personally appeared Jonathan McCarthy and Diane M. McCarthy, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My commission expires: 12-22-19

NOTARY PUBLIC

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer is none.

Jonathan McCarthy

Sworn to and subscribed before me this the 28th day of

December, 2016

Notary Public

My Commission Expires:

12-22-19

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

The following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of The Waters Place on Maxey Lane as of record in Plat Book 332, Pages 136 and 137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Parcel ID No.: 072 07 0 309.00

Being the same property conveyed to Jonathan McCarthy and Diane M. McCarthy, husband and wife by a deed from Crystal D. Ballard dated January 13, 2015 and recorded January 15, 2015 in Instrument Number 20150115-0004245, Davidson County Records.

Record & Return To:
On Time Settlement Services
2000 Cliff Mine Road
Park West Two, Suite 210
Pittsburgh, PA 15275
412-788-5212

True Copy Certification

I, Cynthia L. Shimek, 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.

Cynthia L Shimek
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Carole L. Vas, a notary public for this county and state, Cynthia L. Shimek who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carole L Vas
Notary's Signature

My Commission Expires: 6-24-18
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Carole L. Vas, Notary Public
Robinson Twp., Allegheny County
My Commission Expires June 24, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES