After Recording, Return To:
MORTGAGE CONNECT, LP
260 AIRSIDE DRIVE
MOON TOWNSHIP, PA 15108
File No. 835151

Davidson County DEEDQC
Recvd: 01/05/17 15:26 5 pgs
Fees:27.00 Taxes:0.00
20170105-0001584

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:
James Wright, 329 Shepherd Hills Drive, Madison, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
034-07-0-019.00

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.

James Wright, unmarried and **LeAnn Wright n/k/a LeAnn L. Nowakoski** married to **John Nowakoski**, , hereinafter grantors, whose tax-mailing address is **for James Wright: 329 Shepherd Hills Drive Madison, TN 37115; Address for LeAnn Wright n/k/a LeAnn L. Nowakoski: 5230 East North St. Indianapolis IN, 46219**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **James Wright**, hereinafter grantee, whose tax mailing address is **329 Shepherd Hills Drive, Madison, TN 37115**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

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

Being the same property as conveyed from W. Dennis Wright, widowed to James Wright and wife, Leann Wright as set forth in Deed Instrument #20081021-0105592 dated 10/17/2008, recorded 10/21/2008, DAVIDSON County, TENNESSEE. Tax ID: 034-07-0-019.00

Executed by the undersigned on Dec 9, 2016:

James Wright

TINA KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXPIRATION DATE

10-23-2019

STATE OF Tn
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 12/9/2016, 2016 by **James Wright**, who is personally known to me or have produced _____ 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

John Nowakoski

STATE OF IN
COUNTY OF MARION

The foregoing instrument was acknowledged before me on 11-3, 2016 by **John Nowakoski**, who is personally known to me or have produced Drivers License 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

n/k/a

LeAnn Wright n/k/a LeAnn L. Nowakoski

DINA L MCSHAY
Notary Public, State of Indiana
Marion County
My Commission Expires
March 12, 2023

STATE OF IN
COUNTY OF MARION

The foregoing instrument was acknowledged before me on 11-3, 2016 by **LeAnn Wright n/k/a LeAnn L. Nowakoski** who is personally known to me or have produced Drivers License 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

DINA L MCSHAY
Notary Public, State of Indiana
Marion County
My Commission Expires
March 12, 2023

EXHIBIT A

All of the following described property situate, lying and being in Davidson County, Tennessee, to wit:

A small tract of land in Davidson County, described according to a survey made by James A. Hamilton, Jr., Surveyor, dated Nov. 7, 1966, as follows:

Beginning at an iron pin in the northeasterly margin of Shepherd HIlls Drive, 298.3 feet southeast from the south front corner of Lot No. 55 on the Map of Shepherd HIlls, Section II; thence North 47 deg. East 225 feet to an iron pin; thence South 39 deg. 15 min. East 138.2 feet to an iron pin; thence South 11 deg. 56 min. East 256 feet to an iron pin in the margin of Shepherd HIlls Drive; thence with the margin of the same, North 56 deg. 05 min. West 368 feet to the point of beginning, containing 1.1 acres, more or less.

Being the same property as conveyed from W. Dennis Wright, widowed to James Wright and wife, Leann Wright as set forth in Deed Instrument #20081021-0105592 dated 10/17/2008, recorded 10/21/2008, DAVIDSON County, TENNESSEE.

Tax ID: 034-07-0-019.00

True Copy Certification

I, CHRIS CARNRIGHT, 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 this this is a true and correct copy of the original document executed and authenticated according to law.

CHRIS CARNRIGHT

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Before me Mark J Appugliese, the undersigned officer, personally

Appeared CHRIS CARNRIGHT, known to me (or satisfactorily proven) to be

The person whose name IS subscribed to the within instrument, and

acknowledged that HE (he/she/they) executed the same for the purposes

therein contained.

In witness whereof, I hereunto set my hand and official seal.

Mark J Appugliese
Notary Public
Printed Name: Mark J Appugliese
My Commission Expires:
5/17/19

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES