Davidson County DEEDQC
Recvd: 01/17/17 12:26 4 pgs
Fees:22.00 Taxes:0.00
20170117-0004842

Commitment Number: 21639970

Record and Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

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:
Lisa B. McCain and James D. McCain, 4307 Barnes Cove Dr., Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
173 09 0A 719.00

QUITCLAIM DEED

Lisa Beverly N/K/A Lisa B. McCain, a single person whose mailing address is **4307 Barnes Cove Dr., Nashville, TN 37211**, hereinafter grantor, for $ 0.00 (ZERO DOLLARS, ZERO CENTS) in consideration paid, grants and quitclaims to **Lisa B. McCain and James D. McCain**, husband and wife, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **4307 Barnes Cove Dr., Nashville, TN 37211**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being Lot No. 592 as shown on the plan of Section Two, Phase Eight, Lenox Village, of record as Instrument No. 20070413-0044640 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description. Being the same parcel conveyed to Lisa Beverly from Regent Homes, LLC, a Tennessee Limited Liability Company, by virtue of a deed dated 11/30/2007, recorded 12/3/2007, in deed as instrument no. 20071203-0140009 County of Davidson, State of Tennessee. Assessor's Parcel No: 173 09 0A 719.00
Property Address is: 4307 Barnes Cove Dr., Nashville, TN 37211

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 at INSTRUMENT NO. 20071203-0140009 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 173 09 0A 719.00

Executed by the undersigned on Jan. 3, ~~2016~~ 2017 rec

Lisa Beverly N/K/A Lisa B McCain

Lisa Beverly N/K/A Lisa B. McCain

STATE OF Tennessee
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on Jan. 3, ~~2016~~ 2017 rec by **Lisa Beverly N/K/A Lisa B. McCain** who is personally known to me or has produced driver's 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.

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

Quitclaim Deed

STATE OF Pennsylvania
COUNTY OF Allegheny)

I, Lamar Hinchen hereby swear or affirm that the actual consideration is $ 0.00.

Affiant Lamar Hinchen

Affiant, (affiant name), subscribed and sworn before me this ____ day of _____, 20___

Notary Public

My commission expires: 4/27/2018

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

True Copy Certification

I, Jaime L. Petrosky, 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.

Jaime L. Petrosky
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Jaime L. Petrosky, 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: 4-27-2018
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES